

**BELMOND RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

JUNE 3, 2025

AGENDA PACKAGE



2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33067

Belmond Reserve Community Development District

Board of Supervisors:

Demetrious Britt, Chairman
Will McPherson, Vice Chairman
Nicole Hughes, Assistant Secretary
Zebadiah Rabsatt, Assistant Secretary
Mark Schroepel, Assistant Secretary

Staff:

Bryan Radcliff, District Manager
Samantha Zaroni, District Manager
Cari Allen Webster, District Counsel
Tonja Stewart, District Engineer

Regular Meeting Agenda Tuesday, June 3, 2025 – 6:00 p.m.

The Regular Meeting of Belmond Reserve Community Development District will be held at the **Belmond Reserve Clubhouse located at 13004 Willow Grove Drive Riverview, FL 33579.**

Microsoft Teams Meeting: [Join the meeting now](#)

Meeting ID: 223 186 422 120 5

Call in (audio only): +1 (646) 838-1601

Passcode: Kx7tY3Cx

Phone Conference ID: 496 753 013#

1. Call to Order and Roll Call

2. Motion to Adopt the Agenda

3. Audience Comments – *Three – (3) Minute Time Limit*

4. Business Items

A. Consideration of the Belmond Reserve FY2026 Proposed Budget.....Page 5

B. Consideration of Resolution 2025-04; Approving Proposed FY2026 Budget and Setting
Public Hearing.....Page 29

C. RFP for Landscape Services

1. Landscape Proposal Breakdown.....Page 55

2. Down to Earth Landscape Service Proposal.....Page 57

3. Pine Lake Landscape Service Proposal.....Page 79

4. Sunrise Landscape Service Proposal.....Page 136

5. Fieldstone Landscape Service Proposal.....Page 154

5. Staff Reports

A. District Counsel

1. Letter to Community Regarding Improper Drainage and Erosion Issues.....Page 205

2. Pond Maintenance and Gutter System Guidance.....Page 206

District Office:

Pan Am Circle, Suite 300
Tampa, FL 33607
(813) 873-7300

Meeting Location:

In person: 13004 Willow Grove Drive, Riverview, FL
Participate remotely: Microsoft Teams [Join the meeting now](#)
OR dial in for audio only (646) 838-1601
Meeting ID: 223 186 422 120 5
Passcode: Kx7tY3Cx

B. District Engineer	
C. District Manager	
1. Aquatic Weed Control, Inc.....	Page 210
2. Field Inspection Report.....	Page 214
6. Business Items	
A. Consideration of Resolution 2025-05; Re-Designating the Officers.....	Page 222
B. Ratification of Invoice #4137 Blue Life Pool Service for Pool Light.....	Page 224
7. Business Administration	
A. Approval of Meeting Minutes (<i>May 6, 2025 Regular Meeting Minutes</i>).....	Page 226
B. Acceptance of Financials (<i>April 2025</i>).....	Page 230
C. Acceptance of the Check Registers (<i>April 2025</i>).....	Page 242
D. Acceptance of the Operations and Maintenance Report (<i>April 2025</i>).....	Page 245
8. Supervisor Requests	
9. Audience Comments – <i>Three – (3) Minute Time Limit</i>	
10. Adjournment	

The next meeting is scheduled for Tuesday, July 1, 2025, at 6:00 p.m.

Fourth Order of Business

4A

Belmond Reserve
Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2026

Proposed Budget

Prepared by:



Table of Contents

	<u>Page #</u>
 <u>OPERATING BUDGET</u>	
General Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances	1
Exhibit A - Allocation of Fund Balances	2
Budget Narrative	3 - 5
 <u>DEBT SERVICE BUDGETS</u>	
Series 2020	
Summary of Revenues, Expenditures and Changes in Fund Balances	6
Amortization Schedule	7 - 8
Budget Narrative	9
 Series 2023	
Summary of Revenues, Expenditures and Changes in Fund Balances	10 -11
Amortization Schedule	12 - 13
Budget Narrative	14
 <u>SUPPORTING BUDGET SCHEDULES</u>	
Non-Ad Valorem Assessment Summary	15

Belmond Reserve
Community Development District

Operating Budget

Fiscal Year 2026

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-)	ANNUAL
	BUDGET	THRU	February-	PROJECTED		BUDGET
	FY 2025	1/31/25	09/30/2025	FY 2025	Budget	FY 2026
REVENUES						
Interest - Investments	\$ -	\$ 1,355	\$ -	\$ 1,355	\$ -	\$ -
Operations & Maintenance Assmts - On Roll	501,222	497,594	3,628	501,222	-	536,624
Special Assmnts- CDD Collected	50,202	-	50,202	50,202	-	53,748
Rental Income	-	475	-	475	-	-
Other Miscellaneous Revenues	-	13,238	-	13,238	-	-
TOTAL REVENUES	\$ 551,424	\$ 512,662	\$ 53,830	\$ 566,492		\$ 590,372

EXPENDITURES

Financial and Administrative

Supervisor Fees	\$ 12,000	\$ 1,600	\$ 10,400	\$ 12,000	\$ -	\$ 12,000
Onsite Staff	65,000	29,160	35,840	65,000	-	65,000
District Management	36,000	15,000	21,000	36,000	-	36,000
Field Management	12,000	5,000	7,000	12,000	-	12,000
Accounting Services	4,500	2,144	2,356	4,500	-	4,500
Website Admin Services	3,000	750	2,250	3,000	-	3,000
District Engineer	4,000	1,875	2,125	4,000	-	4,000
District Counsel	10,000	3,850	6,150	10,000	-	10,000
Trustees Fees	4,500	-	4,500	4,500	-	4,500
Auditing Services	6,400	1,400	5,000	6,400	-	6,400
Postage, Phone, Faxes, Copies	250	19	231	250	-	250

Legal Advertising	2,500	1,906	594	2,500	-	2,500
Bank Fees	250	-	250	250	-	250
Dues, Licenses & Fees	175	200	-	200	0	200
Website ADA Compliance	1,500	250	1,250	1,500	-	1,500
Disclosure Report	8,200	1,875	6,325	8,200	-	8,200
Supervisor Email Accounts	-	-	-	-	-	1,200
Total Financial and Administrative	\$ 170,575	\$ 65,029	\$ 105,571	\$ 170,600		\$ 171,500

Insurance

General Liability	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,812
Public Officials Insurance	2,329	-	2,329	2,329	-	3,120
Property & Casualty Insurance	25,000	23,075	1,925	25,000	-	18,100
Deductible	2,500	-	2,500	2,500	-	2,500
Total Insurance	\$ 29,829	\$ 23,075	\$ 6,754	\$ 29,829		\$ 27,532

Utility Services

Electric Utility Services	\$ 3,500	\$ 3,160	\$ 340	\$ 3,500	\$ -	7,000
Street Lights	60,000	28,399	31,601	60,000		65,000
Amenity Internet	1,800	1,502	298	1,800	-	3,200
Water/Waste	12,000	2,310	9,690	12,000	-	10,000
Total Utility Services	\$ 77,300	\$ 35,371	\$ 41,929	\$ 77,300		\$ 85,200

Amenity

Janitorial - Contract	9,000	595	8,405	9,000	-	6,500
Garbage Dumpster - Rental/Collection	2,400	576	1,824	2,400	-	5,000
Amenity R&M	10,000	2,909	7,091	10,000	-	10,000
Access Control R&M	-	-	-	-	-	2,000
Key Card Distribution	2,500	110	2,390	2,500	-	1,000
Dog Waste Station Service and Supplies	3,120	520	2,600	3,120	-	3,120
Pool Maintenance - Contract	16,000	4,800	11,200	16,000	-	15,000
Pool Treatments & Other R&M	3,000	686	2,314	3,000	-	3,000
Security Monitoring Services	1,500	-	1,500	1,500	-	1,320

Total Amenity	\$ 86,520	\$ 15,579	\$ 70,941	\$ 86,520	\$ 46,940
Landscape and Pond Maintenance					
Landscape Maintenance - Contract	\$ 132,000	\$ 45,600	\$ 86,400	\$ 132,000	\$ - 139,000
Landscaping - R&M	15,000	29,710	-	29,710	1 30,000
Landscaping - Mulch	10,000	-	10,000	10,000	- 10,000
Landscaping - Plant Replacement Program	2,000	-	2,000	2,000	- 2,000
Irrigation Maintenance	10,000	1,394	8,606	10,000	- 10,000
Aquatics - Contract	13,200	-	13,200	13,200	- 13,200
Waterway Management Program	5,000	4,598	402	5,000	- 5,000
Total Landscape and Pond Maintenance	\$ 187,200	\$ 81,302	\$ 120,608	\$ 201,910	\$ 209,200
Capital Reserves					
Capital Reserves	\$ -	\$ -	\$ -	\$ -	\$ - 50,000
Total Capital Reserves	\$ -	\$ -	\$ -	\$ -	\$ 50,000
TOTAL EXPENDITURES	\$ 551,424	\$ 220,356	\$ 345,803	\$ 566,159	\$ 590,372
Excess (deficiency) of revenues	\$ -	\$ 292,306	\$ (291,973)	\$ 333	\$ -
Net change in fund balance	\$ -	\$ 292,306	\$ (291,973)	\$ 333	\$ -
FUND BALANCE, BEGINNING	\$ 85,076	\$ 85,076	\$ 377,382	\$ 85,076	\$ 85,409
FUND BALANCE, ENDING	\$ 85,076	\$ 377,382	\$ 85,409	\$ 85,409	\$ 85,409

Budget Narrative
Fiscal Year 2026

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Financial and Administrative

Supervisor Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 14 meetings.

Onsite Staff

The district may incur expenses for employees or other staff members needed for recreational facilities such as clubhouse staff.

District Management

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors and attends all meetings of the Board of Supervisors.

Field Management

The District has a contract with Inframark Infrastructure Management Services. for services in the administration and operation of the Property and its contractors.

Administration

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Financial and Administrative (continued)

Recording Secretary

Inframark provides recording services with near verbatim minutes.

Construction Accounting

Accounting services as described within the Accounting Services but specifically regarding construction.

Financial/Revenue Collections

Service includes all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a collection agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Rentals and Leases

The anticipated cost of rental expenses including but not limited to renting meeting room space for district board meetings.

Data Storage

Cost of server maintenance and technical support for CDD related IT needs.

Accounting Services

Services including the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Dissemination Agent/Reporting

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Website Administration Services

The cost of web hosting and regular maintenance of the District's website by Inframark Management Services.

District Engineer

The District's engineer provides general engineering services to the District, i.e., attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

District Counsel

The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

Trustee Fees

The District pays US Bank an annual fee for trustee services on the Series 2014 and Series 2015 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Financial and Administrative (continued)

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

Postage, Phone, Faxes, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Mailings

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Professional Services – Arbitrage Rebate

The District is required to annually calculate the arbitrage rebate liability on its Series 2013A and 2020 bonds.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

Bank Fees

This represents the cost of bank charges and other related expenses that are incurred during the year.

Dues, Licenses and Fees

This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations.

Onsite Office Supplies

This represents the cost of supplies used to prepare agenda packages, create required mailings, and perform other special projects. The budget for this line item also includes the cost for supplies in the District office.

Website ADA Compliance

Cost of maintaining district website's compliance with the Americans with Disabilities Act of 1990.

Disclosure Report

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

Annual Stormwater Report

Cost to produce annual report on CDD stormwater infrastructure.

Miscellaneous Administrative

All other administrative costs not otherwise specified above.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Insurance

Insurance-General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

Public Officials Insurance

The District will incur expenditures for public officials' liability insurance for the Board and Staff and may incur a 10% premium increase.

Property & Casualty Insurance

The District will incur fees to insure items owned by the district for its property needs.

Deductible

District's share of expenses for insured property when a claim is filed.

EXPENDITURES

Utility Services

Electric Utility Services

Electricity for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

Streetlights

Local Utility Company charges electricity usage (maintenance fee). The budget is based on historical costs.

Lighting Replacement

Cost of replacing defective lights and bulbs in CDD facilities.

Decorative Light Maintenance

Cost of replacement and repair of decorative lighting fixtures.

Amenity Internet

Internet service for clubhouse and other amenity locations.

Water/Waste

The District charges each new water/sewer system customer an Accrued Guaranteed Revenue Fee (AGRF) for wastewater service in accordance with the adopted rate schedule.

Gas

Cost of natural gas for CDD facilities. Regular fuel costs (automobile etc.)

Facility A/C & Heating R&M

Cost of repairs and regular maintenance of Air Conditioning and central heating of CDD facilities.

Utilities – Other

Utility expenses not otherwise specified in above categories.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Amenity

Pool Monitor

Cost of staff members to facilitate pool safety services.

Janitorial – Contract

Cost of janitorial labor for CDD Facilities.

Janitorial Supplies/Other

Cost of janitorial supplies for CDD Facilities.

Garbage Dumpster – Rental and Collection

Cost of dumpster rental and trash collection at CDD facilities.

Amenity Pest Control

Cost of exterminator and pesticides at CDD amenities and facilities.

Amenity R&M

Cost of repairs and regular maintenance of CDD amenities.

Amenity Furniture R&M

Cost of repairs and maintenance to amenity furniture.

Access Control R&M

Cost of repairs and maintenance to electronic locks, gates, and other security fixtures.

Key Card Distribution

Cost of providing keycards to residents to access CDD Facilities.

Recreation/Park Facility Maintenance

Cost of upkeep and repairs to all parks and recreation facilities in the CDD

Athletic Courts and Field Maintenance

Cost of upkeep and repairs for athletic fields and courts (ex. Basketball Courts) on CDD property.

Park Restroom Maintenance

Upkeep and cleaning of park restrooms on CDD property.

Playground Equipment and Maintenance

Cost of acquisition and upkeep of playground equipment for CDD parks.

Clubhouse Office Supplies

Cost of supplies for clubhouse clerical duties (pens, paper, ink, etc.)

Clubhouse IT Support

Cost of IT services and for clubhouse operational needs.

Dog Waste Station Service & Supplies

Cost of cleaning and resupplying dog waste stations.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Amenity (Continued)

Entrance Monuments, Gates, Walls R&M

Cost of repairs and regular maintenance for entryways, walls, and gates.

Sidewalk, Pavement, Signage R&M

Cost of repairs and regular maintenance to sidewalks, pavements, and signs.

Trail/Bike Path Maintenance

Cost of upkeep to bike paths and trails on CDD property.

Boardwalk and Bridge Maintenance

Cost of upkeep for boardwalks and bridges on CDD property.

Pool and Spa Permits

Cost of permits required for CDD pool and spa operation as required by law.

Pool Maintenance – Contract

Cost of Maintenance for CDD pool facilities.

Pool Treatments & Other R&M

Cost of chemical pool treatments and similar such maintenance.

Security Monitoring Services

Cost of CDD security personnel and equipment.

Special Events

Cost of holiday celebrations and events hosted on CDD property.

Community Activities

Cost of recreational events hosted on CDD property.

Holiday Decorations

Cost of decorations for major holidays (i.e., Christmas)

Miscellaneous Amenity

Amenity Expenses not otherwise specified.

EXPENDITURES

Landscape and Pond Maintenance

R&M – Stormwater System

Cost of repairs and regular maintenance to the CDD's stormwater and drainage infrastructure.

Landscape Maintenance - Contract

Landscaping company to provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District.

Landscaping - R&M

Cost of repairs and regular maintenance to landscaping equipment.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Landscape and Pond Maintenance (Continued)

Landscaping – Plant Replacement Program

Cost of replacing dead or damaged plants throughout the district.

Irrigation Maintenance

Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

Aquatics – Contract

Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Wetlands Maintenance and Monitoring

Cost of upkeep and protection of wetlands on CDD property.

Aquatics – Plant Replacement

The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

Waterway Management Program

Cost of maintaining waterways and rivers on district property.

Debris Cleanup

Cost of cleaning up debris on district property.

Wildlife Control

Management of wildlife on district property.

EXPENDITURES

Contingency/Reserves

Contingency

Funds set aside for projects, as determined by the district's board.

Capital Improvements

Funding of major projects and building improvements to CDD property.

R&M Other Reserves

The board may set aside monetary reserves for necessary for maintenance projects as needed.

Belmond Reserve
Community Development District

Debt Service Budgets

Fiscal Year 2026

Summary of Revenues, Expenditures and Changes in Fund Balances
Series 2020 Bonds
Fiscal Year 2026

REVENUES		
CDD Debt Service Assessments	\$	590,813
TOTAL REVENUES	\$	590,813
EXPENDITURES		
Series 2020 May Bond Interest Payment	\$	187,194
Series 2020 May Bond Principal Payment	\$	220,000
Series 2020 November Bond Interest Payment	\$	183,619
TOTAL EXPENDITURES	\$	590,813
EXCESS OF REVENUES OVER EXPENDITURES	\$	-
ANALYSIS OF BONDS OUTSTANDING		
Bonds Outstanding - Period Ending 11/1/2025	\$	9,580,000
Principal Payment Applied Toward Series 2020 Bonds	\$	220,000
Bonds Outstanding - Period Ending 11/1/2025	\$	9,360,000

**Belmond Reserve Community Development District
Special Assessment Revenue Bonds, Series 2020**

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service
5/1/2021	\$ 10,410,000			\$ 216,796	\$ 216,796
11/1/2021	\$ 10,410,000			\$ 198,088	\$ 198,088
5/1/2022	\$ 10,410,000	\$ 200,000	2.63%	\$ 198,088	\$ 398,088
11/1/2022	\$ 10,210,000			\$ 195,463	\$ 195,463
5/1/2023	\$ 10,210,000	\$ 205,000	2.63%	\$ 195,463	\$ 400,463
11/1/2023	\$ 10,005,000			\$ 192,772	\$ 192,772
5/1/2024	\$ 10,005,000	\$ 210,000	2.63%	\$ 192,772	\$ 402,772
11/1/2024	\$ 9,795,000			\$ 190,016	\$ 190,016
5/1/2025	\$ 9,795,000	\$ 215,000	2.63%	\$ 190,016	\$ 405,016
11/1/2025	\$ 9,580,000			\$ 187,194	\$ 187,194
5/1/2026	\$ 9,580,000	\$ 220,000	3.25%	\$ 187,194	\$ 407,194
11/1/2026	\$ 9,360,000			\$ 183,619	\$ 183,619
5/1/2027	\$ 9,360,000	\$ 225,000	3.25%	\$ 183,619	\$ 408,619
11/1/2027	\$ 9,135,000			\$ 179,963	\$ 179,963
5/1/2028	\$ 9,135,000	\$ 235,000	3.25%	\$ 179,963	\$ 414,963
11/1/2028	\$ 8,900,000			\$ 176,144	\$ 176,144
5/1/2029	\$ 8,900,000	\$ 245,000	3.25%	\$ 176,144	\$ 421,144
11/1/2029	\$ 8,655,000			\$ 172,163	\$ 172,163
5/1/2030	\$ 8,655,000	\$ 250,000	3.25%	\$ 172,163	\$ 422,163
11/1/2030	\$ 8,405,000			\$ 168,100	\$ 168,100
5/1/2031	\$ 8,405,000	\$ 260,000	4.00%	\$ 168,100	\$ 428,100
11/1/2031	\$ 8,145,000			\$ 162,900	\$ 162,900
5/1/2032	\$ 8,145,000	\$ 270,000	4.00%	\$ 162,900	\$ 432,900
11/1/2032	\$ 7,875,000			\$ 157,500	\$ 157,500
5/1/2033	\$ 7,875,000	\$ 280,000	4.00%	\$ 157,500	\$ 437,500
11/1/2033	\$ 7,595,000			\$ 151,900	\$ 151,900
5/1/2034	\$ 7,595,000	\$ 295,000	4.00%	\$ 151,900	\$ 446,900
11/1/2034	\$ 7,300,000			\$ 146,000	\$ 146,000
5/1/2035	\$ 7,300,000	\$ 305,000	4.00%	\$ 146,000	\$ 451,000
11/1/2035	\$ 6,995,000			\$ 139,900	\$ 139,900
5/1/2036	\$ 6,995,000	\$ 320,000	4.00%	\$ 139,900	\$ 459,900
11/1/2036	\$ 6,675,000			\$ 133,500	\$ 133,500
5/1/2037	\$ 6,675,000	\$ 330,000	4.00%	\$ 133,500	\$ 463,500
11/1/2037	\$ 6,345,000			\$ 126,900	\$ 126,900
5/1/2038	\$ 6,345,000	\$ 345,000	4.00%	\$ 126,900	\$ 471,900
11/1/2038	\$ 6,000,000			\$ 120,000	\$ 120,000
5/1/2039	\$ 6,000,000	\$ 360,000	4.00%	\$ 120,000	\$ 480,000
11/1/2039	\$ 5,640,000			\$ 112,800	\$ 112,800
5/1/2040	\$ 5,640,000	\$ 375,000	4.00%	\$ 112,800	\$ 487,800
11/1/2040	\$ 5,265,000			\$ 105,300	\$ 105,300
5/1/2041	\$ 5,265,000	\$ 390,000	4.00%	\$ 105,300	\$ 495,300
11/1/2041	\$ 4,875,000			\$ 97,500	\$ 97,500
5/1/2042	\$ 4,875,000	\$ 405,000	4.00%	\$ 97,500	\$ 502,500
11/1/2042	\$ 4,470,000			\$ 89,400	\$ 89,400
5/1/2043	\$ 4,470,000	\$ 420,000	4.00%	\$ 89,400	\$ 509,400
11/1/2043	\$ 4,050,000			\$ 81,000	\$ 81,000
5/1/2044	\$ 4,050,000	\$ 440,000	4.00%	\$ 81,000	\$ 521,000

Belmond Reserve
Community Development District

Series 2020 Debt Service

Continued

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service
11/1/2044	\$ 3,610,000			\$ 72,200	\$ 72,200
5/1/2045	\$ 3,610,000	\$ 455,000	4.00%	\$ 72,200	\$ 527,200
11/1/2045	\$ 3,155,000			\$ 63,100	\$ 63,100
5/1/2046	\$ 3,155,000	\$ 475,000	4.00%	\$ 63,100	\$ 538,100
11/1/2046	\$ 2,680,000			\$ 53,600	\$ 53,600
5/1/2047	\$ 2,680,000	\$ 495,000	4.00%	\$ 53,600	\$ 548,600
11/1/2047	\$ 2,185,000			\$ 43,700	\$ 43,700
5/1/2048	\$ 2,185,000	\$ 515,000	4.00%	\$ 43,700	\$ 558,700
11/1/2048	\$ 1,670,000			\$ 33,400	\$ 33,400
5/1/2049	\$ 1,670,000	\$ 535,000	4.00%	\$ 33,400	\$ 568,400
11/1/2049	\$ 1,135,000			\$ 22,700	\$ 22,700
5/1/2050	\$ 1,135,000	\$ 555,000	4.00%	\$ 22,700	\$ 577,700
11/1/2050	\$ 580,000			\$ 11,600	\$ 11,600
5/1/2051	\$ 580,000	\$ 580,000	4.00%	\$ 11,600	\$ 591,600
		10,410,000		\$ 7,753,633	\$ 18,163,633

Summary of Revenues, Expenditures and Changes in Fund Balances

Series 2023 Bonds

Fiscal Year 2026

REVENUES		
CDD Debt Service Assessments	\$	34,645
TOTAL REVENUES	\$	34,645
EXPENDITURES		
Series 2023 November Bond Principal Payment	\$	9,000
Series 2023 November Bond Interest Payment	\$	12,823
Series 2023 May Bond Interest Payment	\$	12,823
TOTAL EXPENDITURES	\$	34,645
EXCESS OF REVENUES OVER EXPENDITURES	\$	-
ANALYSIS OF BONDS OUTSTANDING		
Bonds Outstanding - Period Ending 11/1/2025	\$	484,000
Principal Payment Applied Toward Series 2023 Bonds	\$	9,000
Bonds Outstanding - Period Ending 11/1/2025	\$	475,000

**Belmond Reserve Community Development District
Special Assessment Revenue Bonds, Series 2023 (Assessment Area Two)**

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service
5/1/2023	\$ 506,000			\$ 7,136	\$ 7,136
11/1/2023	\$ 506,000	\$ 14,000	4.500%	\$ 13,520	\$ 27,520
5/1/2024	\$ 492,000			\$ 13,205	\$ 13,205
11/1/2024	\$ 492,000	\$ 8,000	4.500%	\$ 13,205	\$ 21,205
5/1/2025	\$ 484,000			\$ 13,025	\$ 13,025
11/1/2025	\$ 484,000	\$ 9,000	4.500%	\$ 13,025	\$ 22,025
5/1/2026	\$ 475,000			\$ 12,823	\$ 12,823
11/1/2026	\$ 475,000	\$ 9,000	4.500%	\$ 12,823	\$ 21,823
5/1/2027	\$ 466,000			\$ 12,620	\$ 12,620
11/1/2027	\$ 466,000	\$ 9,000	4.500%	\$ 12,620	\$ 21,620
5/1/2028	\$ 457,000			\$ 12,418	\$ 12,418
11/1/2028	\$ 457,000	\$ 10,000	4.500%	\$ 12,418	\$ 22,418
5/1/2029	\$ 447,000			\$ 12,193	\$ 12,193
11/1/2029	\$ 447,000	\$ 10,000	4.500%	\$ 12,193	\$ 22,193
5/1/2030	\$ 437,000			\$ 11,968	\$ 11,968
11/1/2030	\$ 437,000	\$ 10,000	4.500%	\$ 11,968	\$ 21,968
5/1/2031	\$ 427,000			\$ 11,743	\$ 11,743
11/1/2031	\$ 427,000	\$ 11,000	5.500%	\$ 11,743	\$ 22,743
5/1/2032	\$ 416,000			\$ 11,440	\$ 11,440
11/1/2032	\$ 416,000	\$ 12,000	5.500%	\$ 11,440	\$ 23,440
5/1/2033	\$ 404,000			\$ 11,110	\$ 11,110
11/1/2033	\$ 404,000	\$ 12,000	5.500%	\$ 11,110	\$ 23,110
5/1/2034	\$ 392,000			\$ 10,780	\$ 10,780
11/1/2034	\$ 392,000	\$ 13,000	5.500%	\$ 10,780	\$ 23,780
5/1/2035	\$ 379,000			\$ 10,423	\$ 10,423
11/1/2035	\$ 379,000	\$ 14,000	5.500%	\$ 10,423	\$ 24,423
5/1/2036	\$ 365,000			\$ 10,038	\$ 10,038
11/1/2036	\$ 365,000	\$ 14,000	5.500%	\$ 10,038	\$ 24,038
5/1/2037	\$ 351,000			\$ 9,653	\$ 9,653
11/1/2037	\$ 351,000	\$ 15,000	5.500%	\$ 9,653	\$ 24,653
5/1/2038	\$ 336,000			\$ 9,240	\$ 9,240
11/1/2038	\$ 336,000	\$ 16,000	5.500%	\$ 9,240	\$ 25,240
5/1/2039	\$ 320,000			\$ 8,800	\$ 8,800
11/1/2039	\$ 320,000	\$ 17,000	5.500%	\$ 8,800	\$ 25,800
5/1/2040	\$ 303,000			\$ 8,333	\$ 8,333
11/1/2040	\$ 303,000	\$ 18,000	5.500%	\$ 8,333	\$ 26,333
5/1/2041	\$ 285,000			\$ 7,838	\$ 7,838
11/1/2041	\$ 285,000	\$ 19,000	5.500%	\$ 7,838	\$ 26,838
5/1/2042	\$ 266,000			\$ 7,315	\$ 7,315
11/1/2042	\$ 266,000	\$ 20,000	5.500%	\$ 7,315	\$ 27,315
5/1/2043	\$ 246,000			\$ 6,765	\$ 6,765
11/1/2043	\$ 246,000	\$ 21,000	5.500%	\$ 6,765	\$ 27,765
5/1/2044	\$ 225,000			\$ 6,188	\$ 6,188
11/1/2044	\$ 225,000	\$ 20,000	5.500%	\$ 6,188	\$ 26,188
5/1/2045	\$ 205,000			\$ 5,638	\$ 5,638
11/1/2045	\$ 205,000	\$ 20,000	5.500%	\$ 5,638	\$ 25,638

Belmond Reserve
Community Development District

Series 2023 Debt Service

Continued

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service
5/1/2046	\$ 185,000			\$ 5,088	\$ 5,088
11/1/2046	\$ 185,000	\$ 20,000	5.500%	\$ 5,088	\$ 25,088
5/1/2047	\$ 165,000			\$ 4,538	\$ 4,538
11/1/2047	\$ 165,000	\$ 25,000	5.500%	\$ 4,538	\$ 29,538
5/1/2048	\$ 140,000			\$ 3,850	\$ 3,850
11/1/2048	\$ 140,000	\$ 25,000	5.500%	\$ 3,850	\$ 28,850
5/1/2049	\$ 115,000			\$ 3,163	\$ 3,163
11/1/2049	\$ 115,000	\$ 25,000	5.500%	\$ 3,163	\$ 28,163
5/1/2050	\$ 90,000			\$ 2,475	\$ 2,475
11/1/2050	\$ 90,000	\$ 30,000	5.500%	\$ 2,475	\$ 32,475
5/1/2051	\$ 60,000			\$ 1,650	\$ 1,650
11/1/2051	\$ 60,000	\$ 30,000	5.500%	\$ 1,650	\$ 31,650
5/1/2052	\$ 30,000			\$ 825	\$ 825
11/1/2052	\$ 30,000	\$ 30,000	5.500%	\$ 825	\$ 30,825
		\$ 506,000		\$ 510,931	\$ 1,016,931

Budget Narrative
Fiscal Year 2026

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Debt Service

Principal Debt Retirement

The district pays regular principal payments to annually to pay down/retire the debt.

Interest Expense

The District Pays interest Expenses on the debt twice a year.

Belmond Reserve
Community Development District

Supporting Budget Schedules

Fiscal Year 2026

**Assessment Summary
Fiscal Year 2026 vs. Fiscal Year 2025**

ASSESSMENT ALLOCATION										
Assessment Area One- Series 2020										
Product	Units	General Fund			Debt Service Series 2020			Total Assessments per Unit		
		FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025		FY 2026	FY 2025	Dollar Change
Single Family 50'	178	\$ 1,465.53	\$ 1,368.85	\$ 96.68	\$ 1,563.83	\$ 1,563.83	\$ -	\$ 3,029.36	\$ 2,932.68	\$ 96.68
Single Family 60'	188	\$ 1,759.35	\$ 1,643.28	\$ 116.07	\$ 1,876.60	\$ 1,876.60	\$ -	\$ 3,635.95	\$ 3,519.88	\$ 116.07
	366									
Assessment Area Two- Series 2023										
Product	Units	O&M Per Unit			Debt Service Series 2023			Total Assessments per Unit		
		FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025		FY 2026	FY 2025	Dollar Change
Single Family 60'	9	\$ 1,759.35	\$ 1,643.28	\$ 116.07	\$ 1,912.17	\$ 1,912.17	\$ -	\$ 3,671.52	\$ 3,555.45	\$ 116.07
Single Family 70'	9	\$ 2,052.57	\$ 1,917.16	\$ 135.41	\$ 2,230.86	\$ 2,230.86	\$ -	\$ 4,283.43	\$ 4,148.02	\$ 135.41
	18									
Commercial Product Allocation										
Product	Units	General Fund								
		FY 2026	FY 2025	Dollar Change						
Daycare	6.04	\$ 351.87	\$ 328.66	\$ 23.21						

Fourth Order of Business

4B

RESOLUTION 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2025/2026; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Belmond Reserve Community Development District (“**District**”) prior to June 15, 2025, a proposed operation and maintenance budget for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Proposed Budget**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: August 5, 2025

HOUR: 6:00 p.m.

LOCATION: 13004 Willow Grove Drive
Riverview, Florida 33579

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Hillsborough County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED ON JUNE 3, 2025.

Attest:

**Belmond Reserve Community
Development District**

Print Name: _____
£ Secretary/£ Assistant Secretary

Print Name: _____
£ Chair/£ Vice Chair of the Board of Supervisors

Exhibit A: Proposed Budget for Fiscal Year 2025/2026

Belmond Reserve
Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2026

Proposed Budget

Prepared by:



Table of Contents

	<u>Page #</u>
 <u>OPERATING BUDGET</u>	
General Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances	1
Exhibit A - Allocation of Fund Balances	2
Budget Narrative	3 - 5
 <u>DEBT SERVICE BUDGETS</u>	
Series 2020	
Summary of Revenues, Expenditures and Changes in Fund Balances	6
Amortization Schedule	7 - 8
Budget Narrative	9
 Series 2023	
Summary of Revenues, Expenditures and Changes in Fund Balances	10 -11
Amortization Schedule	12 - 13
Budget Narrative	14
 <u>SUPPORTING BUDGET SCHEDULES</u>	
Non-Ad Valorem Assessment Summary	15

Belmond Reserve
Community Development District

Operating Budget

Fiscal Year 2026

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-)	ANNUAL
	BUDGET	THRU	February-	PROJECTED		BUDGET
	FY 2025	1/31/25	09/30/2025	FY 2025	Budget	FY 2026
REVENUES						
Interest - Investments	\$ -	\$ 1,355	\$ -	\$ 1,355	\$ -	\$ -
Operations & Maintenance Assmts - On Roll	501,222	497,594	3,628	501,222	-	536,624
Special Assmnts- CDD Collected	50,202	-	50,202	50,202	-	53,748
Rental Income	-	475	-	475	-	-
Other Miscellaneous Revenues	-	13,238	-	13,238	-	-
TOTAL REVENUES	\$ 551,424	\$ 512,662	\$ 53,830	\$ 566,492		\$ 590,372

EXPENDITURES

Financial and Administrative

Supervisor Fees	\$ 12,000	\$ 1,600	\$ 10,400	\$ 12,000	\$ -	\$ 12,000
Onsite Staff	65,000	29,160	35,840	65,000	-	65,000
District Management	36,000	15,000	21,000	36,000	-	36,000
Field Management	12,000	5,000	7,000	12,000	-	12,000
Accounting Services	4,500	2,144	2,356	4,500	-	4,500
Website Admin Services	3,000	750	2,250	3,000	-	3,000
District Engineer	4,000	1,875	2,125	4,000	-	4,000
District Counsel	10,000	3,850	6,150	10,000	-	10,000
Trustees Fees	4,500	-	4,500	4,500	-	4,500
Auditing Services	6,400	1,400	5,000	6,400	-	6,400
Postage, Phone, Faxes, Copies	250	19	231	250	-	250

Legal Advertising	2,500	1,906	594	2,500	-	2,500
Bank Fees	250	-	250	250	-	250
Dues, Licenses & Fees	175	200	-	200	0	200
Website ADA Compliance	1,500	250	1,250	1,500	-	1,500
Disclosure Report	8,200	1,875	6,325	8,200	-	8,200
Supervisor Email Accounts	-	-	-	-	-	1,200
Total Financial and Administrative	\$ 170,575	\$ 65,029	\$ 105,571	\$ 170,600		\$ 171,500

Insurance

General Liability	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,812
Public Officials Insurance	2,329	-	2,329	2,329	-	3,120
Property & Casualty Insurance	25,000	23,075	1,925	25,000	-	18,100
Deductible	2,500	-	2,500	2,500	-	2,500
Total Insurance	\$ 29,829	\$ 23,075	\$ 6,754	\$ 29,829		\$ 27,532

Utility Services

Electric Utility Services	\$ 3,500	\$ 3,160	\$ 340	\$ 3,500	\$ -	7,000
Street Lights	60,000	28,399	31,601	60,000		65,000
Amenity Internet	1,800	1,502	298	1,800	-	3,200
Water/Waste	12,000	2,310	9,690	12,000	-	10,000
Total Utility Services	\$ 77,300	\$ 35,371	\$ 41,929	\$ 77,300		\$ 85,200

Amenity

Janitorial - Contract	9,000	595	8,405	9,000	-	6,500
Garbage Dumpster - Rental/Collection	2,400	576	1,824	2,400	-	5,000
Amenity R&M	10,000	2,909	7,091	10,000	-	10,000
Access Control R&M	-	-	-	-	-	2,000
Key Card Distribution	2,500	110	2,390	2,500	-	1,000
Dog Waste Station Service and Supplies	3,120	520	2,600	3,120	-	3,120
Pool Maintenance - Contract	16,000	4,800	11,200	16,000	-	15,000
Pool Treatments & Other R&M	3,000	686	2,314	3,000	-	3,000
Security Monitoring Services	1,500	-	1,500	1,500	-	1,320

Total Amenity	\$ 86,520	\$ 15,579	\$ 70,941	\$ 86,520	\$ 46,940
Landscape and Pond Maintenance					
Landscape Maintenance - Contract	\$ 132,000	\$ 45,600	\$ 86,400	\$ 132,000	\$ - 139,000
Landscaping - R&M	15,000	29,710	-	29,710	1 30,000
Landscaping - Mulch	10,000	-	10,000	10,000	- 10,000
Landscaping - Plant Replacement Program	2,000	-	2,000	2,000	- 2,000
Irrigation Maintenance	10,000	1,394	8,606	10,000	- 10,000
Aquatics - Contract	13,200	-	13,200	13,200	- 13,200
Waterway Management Program	5,000	4,598	402	5,000	- 5,000
Total Landscape and Pond Maintenance	\$ 187,200	\$ 81,302	\$ 120,608	\$ 201,910	\$ 209,200
Capital Reserves					
Capital Reserves	\$ -	\$ -	\$ -	\$ -	\$ - 50,000
Total Capital Reserves	\$ -	\$ -	\$ -	\$ -	\$ 50,000
TOTAL EXPENDITURES	\$ 551,424	\$ 220,356	\$ 345,803	\$ 566,159	\$ 590,372
Excess (deficiency) of revenues	\$ -	\$ 292,306	\$ (291,973)	\$ 333	\$ -
Net change in fund balance	\$ -	\$ 292,306	\$ (291,973)	\$ 333	\$ -
FUND BALANCE, BEGINNING	\$ 85,076	\$ 85,076	\$ 377,382	\$ 85,076	\$ 85,409
FUND BALANCE, ENDING	\$ 85,076	\$ 377,382	\$ 85,409	\$ 85,409	\$ 85,409

Budget Narrative
Fiscal Year 2026

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Financial and Administrative

Supervisor Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 14 meetings.

Onsite Staff

The district may incur expenses for employees or other staff members needed for recreational facilities such as clubhouse staff.

District Management

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors and attends all meetings of the Board of Supervisors.

Field Management

The District has a contract with Inframark Infrastructure Management Services. for services in the administration and operation of the Property and its contractors.

Administration

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Financial and Administrative (continued)

Recording Secretary

Inframark provides recording services with near verbatim minutes.

Construction Accounting

Accounting services as described within the Accounting Services but specifically regarding construction.

Financial/Revenue Collections

Service includes all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a collection agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Rentals and Leases

The anticipated cost of rental expenses including but not limited to renting meeting room space for district board meetings.

Data Storage

Cost of server maintenance and technical support for CDD related IT needs.

Accounting Services

Services including the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Dissemination Agent/Reporting

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Website Administration Services

The cost of web hosting and regular maintenance of the District's website by Inframark Management Services.

District Engineer

The District's engineer provides general engineering services to the District, i.e., attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

District Counsel

The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

Trustee Fees

The District pays US Bank an annual fee for trustee services on the Series 2014 and Series 2015 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Financial and Administrative (continued)

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

Postage, Phone, Faxes, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Mailings

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Professional Services – Arbitrage Rebate

The District is required to annually calculate the arbitrage rebate liability on its Series 2013A and 2020 bonds.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

Bank Fees

This represents the cost of bank charges and other related expenses that are incurred during the year.

Dues, Licenses and Fees

This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations.

Onsite Office Supplies

This represents the cost of supplies used to prepare agenda packages, create required mailings, and perform other special projects. The budget for this line item also includes the cost for supplies in the District office.

Website ADA Compliance

Cost of maintaining district website's compliance with the Americans with Disabilities Act of 1990.

Disclosure Report

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

Annual Stormwater Report

Cost to produce annual report on CDD stormwater infrastructure.

Miscellaneous Administrative

All other administrative costs not otherwise specified above.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Insurance

Insurance-General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

Public Officials Insurance

The District will incur expenditures for public officials' liability insurance for the Board and Staff and may incur a 10% premium increase.

Property & Casualty Insurance

The District will incur fees to insure items owned by the district for its property needs.

Deductible

District's share of expenses for insured property when a claim is filed.

EXPENDITURES

Utility Services

Electric Utility Services

Electricity for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

Streetlights

Local Utility Company charges electricity usage (maintenance fee). The budget is based on historical costs.

Lighting Replacement

Cost of replacing defective lights and bulbs in CDD facilities.

Decorative Light Maintenance

Cost of replacement and repair of decorative lighting fixtures.

Amenity Internet

Internet service for clubhouse and other amenity locations.

Water/Waste

The District charges each new water/sewer system customer an Accrued Guaranteed Revenue Fee (AGRF) for wastewater service in accordance with the adopted rate schedule.

Gas

Cost of natural gas for CDD facilities. Regular fuel costs (automobile etc.)

Facility A/C & Heating R&M

Cost of repairs and regular maintenance of Air Conditioning and central heating of CDD facilities.

Utilities – Other

Utility expenses not otherwise specified in above categories.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Amenity

Pool Monitor

Cost of staff members to facilitate pool safety services.

Janitorial – Contract

Cost of janitorial labor for CDD Facilities.

Janitorial Supplies/Other

Cost of janitorial supplies for CDD Facilities.

Garbage Dumpster – Rental and Collection

Cost of dumpster rental and trash collection at CDD facilities.

Amenity Pest Control

Cost of exterminator and pesticides at CDD amenities and facilities.

Amenity R&M

Cost of repairs and regular maintenance of CDD amenities.

Amenity Furniture R&M

Cost of repairs and maintenance to amenity furniture.

Access Control R&M

Cost of repairs and maintenance to electronic locks, gates, and other security fixtures.

Key Card Distribution

Cost of providing keycards to residents to access CDD Facilities.

Recreation/Park Facility Maintenance

Cost of upkeep and repairs to all parks and recreation facilities in the CDD

Athletic Courts and Field Maintenance

Cost of upkeep and repairs for athletic fields and courts (ex. Basketball Courts) on CDD property.

Park Restroom Maintenance

Upkeep and cleaning of park restrooms on CDD property.

Playground Equipment and Maintenance

Cost of acquisition and upkeep of playground equipment for CDD parks.

Clubhouse Office Supplies

Cost of supplies for clubhouse clerical duties (pens, paper, ink, etc.)

Clubhouse IT Support

Cost of IT services and for clubhouse operational needs.

Dog Waste Station Service & Supplies

Cost of cleaning and resupplying dog waste stations.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Amenity (Continued)

Entrance Monuments, Gates, Walls R&M

Cost of repairs and regular maintenance for entryways, walls, and gates.

Sidewalk, Pavement, Signage R&M

Cost of repairs and regular maintenance to sidewalks, pavements, and signs.

Trail/Bike Path Maintenance

Cost of upkeep to bike paths and trails on CDD property.

Boardwalk and Bridge Maintenance

Cost of upkeep for boardwalks and bridges on CDD property.

Pool and Spa Permits

Cost of permits required for CDD pool and spa operation as required by law.

Pool Maintenance – Contract

Cost of Maintenance for CDD pool facilities.

Pool Treatments & Other R&M

Cost of chemical pool treatments and similar such maintenance.

Security Monitoring Services

Cost of CDD security personnel and equipment.

Special Events

Cost of holiday celebrations and events hosted on CDD property.

Community Activities

Cost of recreational events hosted on CDD property.

Holiday Decorations

Cost of decorations for major holidays (i.e., Christmas)

Miscellaneous Amenity

Amenity Expenses not otherwise specified.

EXPENDITURES

Landscape and Pond Maintenance

R&M – Stormwater System

Cost of repairs and regular maintenance to the CDD's stormwater and drainage infrastructure.

Landscape Maintenance - Contract

Landscaping company to provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District.

Landscaping - R&M

Cost of repairs and regular maintenance to landscaping equipment.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Landscape and Pond Maintenance (Continued)

Landscaping – Plant Replacement Program

Cost of replacing dead or damaged plants throughout the district.

Irrigation Maintenance

Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

Aquatics – Contract

Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Wetlands Maintenance and Monitoring

Cost of upkeep and protection of wetlands on CDD property.

Aquatics – Plant Replacement

The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

Waterway Management Program

Cost of maintaining waterways and rivers on district property.

Debris Cleanup

Cost of cleaning up debris on district property.

Wildlife Control

Management of wildlife on district property.

EXPENDITURES

Contingency/Reserves

Contingency

Funds set aside for projects, as determined by the district's board.

Capital Improvements

Funding of major projects and building improvements to CDD property.

R&M Other Reserves

The board may set aside monetary reserves for necessary for maintenance projects as needed.

Belmond Reserve
Community Development District

Debt Service Budgets

Fiscal Year 2026

Summary of Revenues, Expenditures and Changes in Fund Balances
Series 2020 Bonds
Fiscal Year 2026

REVENUES		
CDD Debt Service Assessments	\$	590,813
TOTAL REVENUES	\$	590,813
EXPENDITURES		
Series 2020 May Bond Interest Payment	\$	187,194
Series 2020 May Bond Principal Payment	\$	220,000
Series 2020 November Bond Interest Payment	\$	183,619
TOTAL EXPENDITURES	\$	590,813
EXCESS OF REVENUES OVER EXPENDITURES	\$	-
ANALYSIS OF BONDS OUTSTANDING		
Bonds Outstanding - Period Ending 11/1/2025	\$	9,580,000
Principal Payment Applied Toward Series 2020 Bonds	\$	220,000
Bonds Outstanding - Period Ending 11/1/2025	\$	9,360,000

**Belmond Reserve Community Development District
Special Assessment Revenue Bonds, Series 2020**

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service
5/1/2021	\$ 10,410,000			\$ 216,796	\$ 216,796
11/1/2021	\$ 10,410,000			\$ 198,088	\$ 198,088
5/1/2022	\$ 10,410,000	\$ 200,000	2.63%	\$ 198,088	\$ 398,088
11/1/2022	\$ 10,210,000			\$ 195,463	\$ 195,463
5/1/2023	\$ 10,210,000	\$ 205,000	2.63%	\$ 195,463	\$ 400,463
11/1/2023	\$ 10,005,000			\$ 192,772	\$ 192,772
5/1/2024	\$ 10,005,000	\$ 210,000	2.63%	\$ 192,772	\$ 402,772
11/1/2024	\$ 9,795,000			\$ 190,016	\$ 190,016
5/1/2025	\$ 9,795,000	\$ 215,000	2.63%	\$ 190,016	\$ 405,016
11/1/2025	\$ 9,580,000			\$ 187,194	\$ 187,194
5/1/2026	\$ 9,580,000	\$ 220,000	3.25%	\$ 187,194	\$ 407,194
11/1/2026	\$ 9,360,000			\$ 183,619	\$ 183,619
5/1/2027	\$ 9,360,000	\$ 225,000	3.25%	\$ 183,619	\$ 408,619
11/1/2027	\$ 9,135,000			\$ 179,963	\$ 179,963
5/1/2028	\$ 9,135,000	\$ 235,000	3.25%	\$ 179,963	\$ 414,963
11/1/2028	\$ 8,900,000			\$ 176,144	\$ 176,144
5/1/2029	\$ 8,900,000	\$ 245,000	3.25%	\$ 176,144	\$ 421,144
11/1/2029	\$ 8,655,000			\$ 172,163	\$ 172,163
5/1/2030	\$ 8,655,000	\$ 250,000	3.25%	\$ 172,163	\$ 422,163
11/1/2030	\$ 8,405,000			\$ 168,100	\$ 168,100
5/1/2031	\$ 8,405,000	\$ 260,000	4.00%	\$ 168,100	\$ 428,100
11/1/2031	\$ 8,145,000			\$ 162,900	\$ 162,900
5/1/2032	\$ 8,145,000	\$ 270,000	4.00%	\$ 162,900	\$ 432,900
11/1/2032	\$ 7,875,000			\$ 157,500	\$ 157,500
5/1/2033	\$ 7,875,000	\$ 280,000	4.00%	\$ 157,500	\$ 437,500
11/1/2033	\$ 7,595,000			\$ 151,900	\$ 151,900
5/1/2034	\$ 7,595,000	\$ 295,000	4.00%	\$ 151,900	\$ 446,900
11/1/2034	\$ 7,300,000			\$ 146,000	\$ 146,000
5/1/2035	\$ 7,300,000	\$ 305,000	4.00%	\$ 146,000	\$ 451,000
11/1/2035	\$ 6,995,000			\$ 139,900	\$ 139,900
5/1/2036	\$ 6,995,000	\$ 320,000	4.00%	\$ 139,900	\$ 459,900
11/1/2036	\$ 6,675,000			\$ 133,500	\$ 133,500
5/1/2037	\$ 6,675,000	\$ 330,000	4.00%	\$ 133,500	\$ 463,500
11/1/2037	\$ 6,345,000			\$ 126,900	\$ 126,900
5/1/2038	\$ 6,345,000	\$ 345,000	4.00%	\$ 126,900	\$ 471,900
11/1/2038	\$ 6,000,000			\$ 120,000	\$ 120,000
5/1/2039	\$ 6,000,000	\$ 360,000	4.00%	\$ 120,000	\$ 480,000
11/1/2039	\$ 5,640,000			\$ 112,800	\$ 112,800
5/1/2040	\$ 5,640,000	\$ 375,000	4.00%	\$ 112,800	\$ 487,800
11/1/2040	\$ 5,265,000			\$ 105,300	\$ 105,300
5/1/2041	\$ 5,265,000	\$ 390,000	4.00%	\$ 105,300	\$ 495,300
11/1/2041	\$ 4,875,000			\$ 97,500	\$ 97,500
5/1/2042	\$ 4,875,000	\$ 405,000	4.00%	\$ 97,500	\$ 502,500
11/1/2042	\$ 4,470,000			\$ 89,400	\$ 89,400
5/1/2043	\$ 4,470,000	\$ 420,000	4.00%	\$ 89,400	\$ 509,400
11/1/2043	\$ 4,050,000			\$ 81,000	\$ 81,000
5/1/2044	\$ 4,050,000	\$ 440,000	4.00%	\$ 81,000	\$ 521,000

Belmond Reserve
Community Development District

Series 2020 Debt Service

Continued

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service
11/1/2044	\$ 3,610,000			\$ 72,200	\$ 72,200
5/1/2045	\$ 3,610,000	\$ 455,000	4.00%	\$ 72,200	\$ 527,200
11/1/2045	\$ 3,155,000			\$ 63,100	\$ 63,100
5/1/2046	\$ 3,155,000	\$ 475,000	4.00%	\$ 63,100	\$ 538,100
11/1/2046	\$ 2,680,000			\$ 53,600	\$ 53,600
5/1/2047	\$ 2,680,000	\$ 495,000	4.00%	\$ 53,600	\$ 548,600
11/1/2047	\$ 2,185,000			\$ 43,700	\$ 43,700
5/1/2048	\$ 2,185,000	\$ 515,000	4.00%	\$ 43,700	\$ 558,700
11/1/2048	\$ 1,670,000			\$ 33,400	\$ 33,400
5/1/2049	\$ 1,670,000	\$ 535,000	4.00%	\$ 33,400	\$ 568,400
11/1/2049	\$ 1,135,000			\$ 22,700	\$ 22,700
5/1/2050	\$ 1,135,000	\$ 555,000	4.00%	\$ 22,700	\$ 577,700
11/1/2050	\$ 580,000			\$ 11,600	\$ 11,600
5/1/2051	\$ 580,000	\$ 580,000	4.00%	\$ 11,600	\$ 591,600
		10,410,000		\$ 7,753,633	\$ 18,163,633

Summary of Revenues, Expenditures and Changes in Fund Balances

Series 2023 Bonds

Fiscal Year 2026

REVENUES		
CDD Debt Service Assessments	\$	34,645
TOTAL REVENUES	\$	34,645
EXPENDITURES		
Series 2023 November Bond Principal Payment	\$	9,000
Series 2023 November Bond Interest Payment	\$	12,823
Series 2023 May Bond Interest Payment	\$	12,823
TOTAL EXPENDITURES	\$	34,645
EXCESS OF REVENUES OVER EXPENDITURES	\$	-
ANALYSIS OF BONDS OUTSTANDING		
Bonds Outstanding - Period Ending 11/1/2025	\$	484,000
Principal Payment Applied Toward Series 2023 Bonds	\$	9,000
Bonds Outstanding - Period Ending 11/1/2025	\$	475,000

**Belmond Reserve Community Development District
Special Assessment Revenue Bonds, Series 2023 (Assessment Area Two)**

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service
5/1/2023	\$ 506,000			\$ 7,136	\$ 7,136
11/1/2023	\$ 506,000	\$ 14,000	4.500%	\$ 13,520	\$ 27,520
5/1/2024	\$ 492,000			\$ 13,205	\$ 13,205
11/1/2024	\$ 492,000	\$ 8,000	4.500%	\$ 13,205	\$ 21,205
5/1/2025	\$ 484,000			\$ 13,025	\$ 13,025
11/1/2025	\$ 484,000	\$ 9,000	4.500%	\$ 13,025	\$ 22,025
5/1/2026	\$ 475,000			\$ 12,823	\$ 12,823
11/1/2026	\$ 475,000	\$ 9,000	4.500%	\$ 12,823	\$ 21,823
5/1/2027	\$ 466,000			\$ 12,620	\$ 12,620
11/1/2027	\$ 466,000	\$ 9,000	4.500%	\$ 12,620	\$ 21,620
5/1/2028	\$ 457,000			\$ 12,418	\$ 12,418
11/1/2028	\$ 457,000	\$ 10,000	4.500%	\$ 12,418	\$ 22,418
5/1/2029	\$ 447,000			\$ 12,193	\$ 12,193
11/1/2029	\$ 447,000	\$ 10,000	4.500%	\$ 12,193	\$ 22,193
5/1/2030	\$ 437,000			\$ 11,968	\$ 11,968
11/1/2030	\$ 437,000	\$ 10,000	4.500%	\$ 11,968	\$ 21,968
5/1/2031	\$ 427,000			\$ 11,743	\$ 11,743
11/1/2031	\$ 427,000	\$ 11,000	5.500%	\$ 11,743	\$ 22,743
5/1/2032	\$ 416,000			\$ 11,440	\$ 11,440
11/1/2032	\$ 416,000	\$ 12,000	5.500%	\$ 11,440	\$ 23,440
5/1/2033	\$ 404,000			\$ 11,110	\$ 11,110
11/1/2033	\$ 404,000	\$ 12,000	5.500%	\$ 11,110	\$ 23,110
5/1/2034	\$ 392,000			\$ 10,780	\$ 10,780
11/1/2034	\$ 392,000	\$ 13,000	5.500%	\$ 10,780	\$ 23,780
5/1/2035	\$ 379,000			\$ 10,423	\$ 10,423
11/1/2035	\$ 379,000	\$ 14,000	5.500%	\$ 10,423	\$ 24,423
5/1/2036	\$ 365,000			\$ 10,038	\$ 10,038
11/1/2036	\$ 365,000	\$ 14,000	5.500%	\$ 10,038	\$ 24,038
5/1/2037	\$ 351,000			\$ 9,653	\$ 9,653
11/1/2037	\$ 351,000	\$ 15,000	5.500%	\$ 9,653	\$ 24,653
5/1/2038	\$ 336,000			\$ 9,240	\$ 9,240
11/1/2038	\$ 336,000	\$ 16,000	5.500%	\$ 9,240	\$ 25,240
5/1/2039	\$ 320,000			\$ 8,800	\$ 8,800
11/1/2039	\$ 320,000	\$ 17,000	5.500%	\$ 8,800	\$ 25,800
5/1/2040	\$ 303,000			\$ 8,333	\$ 8,333
11/1/2040	\$ 303,000	\$ 18,000	5.500%	\$ 8,333	\$ 26,333
5/1/2041	\$ 285,000			\$ 7,838	\$ 7,838
11/1/2041	\$ 285,000	\$ 19,000	5.500%	\$ 7,838	\$ 26,838
5/1/2042	\$ 266,000			\$ 7,315	\$ 7,315
11/1/2042	\$ 266,000	\$ 20,000	5.500%	\$ 7,315	\$ 27,315
5/1/2043	\$ 246,000			\$ 6,765	\$ 6,765
11/1/2043	\$ 246,000	\$ 21,000	5.500%	\$ 6,765	\$ 27,765
5/1/2044	\$ 225,000			\$ 6,188	\$ 6,188
11/1/2044	\$ 225,000	\$ 20,000	5.500%	\$ 6,188	\$ 26,188
5/1/2045	\$ 205,000			\$ 5,638	\$ 5,638
11/1/2045	\$ 205,000	\$ 20,000	5.500%	\$ 5,638	\$ 25,638

Belmond Reserve
Community Development District

Series 2023 Debt Service

Continued

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service
5/1/2046	\$ 185,000			\$ 5,088	\$ 5,088
11/1/2046	\$ 185,000	\$ 20,000	5.500%	\$ 5,088	\$ 25,088
5/1/2047	\$ 165,000			\$ 4,538	\$ 4,538
11/1/2047	\$ 165,000	\$ 25,000	5.500%	\$ 4,538	\$ 29,538
5/1/2048	\$ 140,000			\$ 3,850	\$ 3,850
11/1/2048	\$ 140,000	\$ 25,000	5.500%	\$ 3,850	\$ 28,850
5/1/2049	\$ 115,000			\$ 3,163	\$ 3,163
11/1/2049	\$ 115,000	\$ 25,000	5.500%	\$ 3,163	\$ 28,163
5/1/2050	\$ 90,000			\$ 2,475	\$ 2,475
11/1/2050	\$ 90,000	\$ 30,000	5.500%	\$ 2,475	\$ 32,475
5/1/2051	\$ 60,000			\$ 1,650	\$ 1,650
11/1/2051	\$ 60,000	\$ 30,000	5.500%	\$ 1,650	\$ 31,650
5/1/2052	\$ 30,000			\$ 825	\$ 825
11/1/2052	\$ 30,000	\$ 30,000	5.500%	\$ 825	\$ 30,825
		\$ 506,000		\$ 510,931	\$ 1,016,931

Budget Narrative
Fiscal Year 2026

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Debt Service

Principal Debt Retirement

The district pays regular principal payments to annually to pay down/retire the debt.

Interest Expense

The District Pays interest Expenses on the debt twice a year.

Belmond Reserve
Community Development District

Supporting Budget Schedules

Fiscal Year 2026

Assessment Summary
Fiscal Year 2026 vs. Fiscal Year 2025

ASSESSMENT ALLOCATION										
Assessment Area One- Series 2020										
Product	Units	General Fund			Debt Service Series 2020			Total Assessments per Unit		
		FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025		FY 2026	FY 2025	Dollar Change
Single Family 50'	178	\$ 1,465.53	\$ 1,368.85	\$ 96.68	\$ 1,563.83	\$ 1,563.83	\$ -	\$ 3,029.36	\$ 2,932.68	\$ 96.68
Single Family 60'	188	\$ 1,759.35	\$ 1,643.28	\$ 116.07	\$ 1,876.60	\$ 1,876.60	\$ -	\$ 3,635.95	\$ 3,519.88	\$ 116.07
	366									
Assessment Area Two- Series 2023										
Product	Units	O&M Per Unit			Debt Service Series 2023			Total Assessments per Unit		
		FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025		FY 2026	FY 2025	Dollar Change
Single Family 60'	9	\$ 1,759.35	\$ 1,643.28	\$ 116.07	\$ 1,912.17	\$ 1,912.17	\$ -	\$ 3,671.52	\$ 3,555.45	\$ 116.07
Single Family 70'	9	\$ 2,052.57	\$ 1,917.16	\$ 135.41	\$ 2,230.86	\$ 2,230.86	\$ -	\$ 4,283.43	\$ 4,148.02	\$ 135.41
	18									
Commercial Product Allocation										
Product	Units	General Fund								
		FY 2026	FY 2025	Dollar Change						
Daycare	6.04	\$ 351.87	\$ 328.66	\$ 23.21						

Fourth Order of Business

4C

<u>Vendor</u>		<u>Landscape Maint</u>		<u>Irrigation</u>
Down to Earth	\$	107,154.00	\$	3,588.00
Pine Lakes	\$	100,602.00	\$	3,900.00
Sunrise	\$	99,476.00	\$	5,496.00
Fieldstone	\$	119,480.00	\$	7,897.80

Fert / Pest Cntrl**TOTAL**

Included in LM.	\$	110,742.00
\$ 8,910.00	\$	113,412.00
\$ 35,125.00	\$	140,097.00
Included in L.M.	\$	127,377.80



**DOWN TO
EARTH**

LANDSCAPE & IRRIGATION

Belmond Reserve CDD

Landscape | Irrigation | Construction | Golf

Prepared For:

BRYAN RADCLIFF
District Manager
Inframark Community
Management

2005 Pan Am Circle, Suite 300
Tampa, FL 33607
(O) 813.873.7300 Ext 330
Email:
Bryan.Radcliff@Inframark.com

Proposal issued:
27 May 2025

May 27, 2025



Belmond Reserve CDD

2005 Pan Am Circle Ste 300 | Tampa, FL 33607

RE: Belmond Reserve CDD Landscape and Irrigation Maintenance Request for Proposal

Dear Bryan, Clayton & Samantha,

I personally want to thank you for considering Down To Earth as your Landscape Maintenance partner and for inviting us to participate in your RFP. We are confident that the following information will help to make the best decision and appreciate all the time you have taken to ensure we are submitting the most accurate proposal that reflects the expectations of the community.

Down To Earth has been in business for more than 30 years and we pride ourselves on providing superior service that brings "Natural Joy" to our customers. We understand the high standards our customers require and constantly seek to be the "Service Provider of Choice" in the green industry by delivering uncompromising quality that will exceed your expectations. There are many choices for your landscape management services, but what makes Down To Earth different is our ICARE values.



Thank you for your consideration and we look forward to the opportunity of working with you to achieve your landscape vision and experiencing the Down To Earth Difference!

Respectfully,

Samantha Papajohn – Business Developer – Tampa

540-207-4558

Samantha.Papajohn@down2earthinc.com

Approach to Services

An Overview of What We Do & How We Do It



We are driven by bringing natural joy to every client and property we service.

Core Competencies

- ✦ Maintenance
- ✦ Irrigation
- ✦ Construction
- ✦ Enhancements
- ✦ Installation
- ✦ Fertilization & Pest Control
- ✦ Golf Maintenance
- ✦ Golf Construction

Our Commitment to Valencia Del Sol

*This checklist is provided as an outline of the initial tasks that our Landscape Maintenance teams will perform as we begin serving your property. **Together, we will check off the tasks as they are completed over the first 30, 60, and 90 days of service, as a way for you to measure our team's performance.***

30

- Meet with key stakeholders and residents to understand customer preferences.
- Implementation of Down to Earth's CustomerLink work order if requested.
- Begin initial review of site conditions.
- Conduct Soil Tests throughout the community.

60

- Continue review of property recommendations to the management team.
- Review Soil Tests and report findings with recommendations.
- Provide an agronomic plan and schedule.
- Discuss irrigation system deficiencies with recommendations for proper corrections.
- Submit proactive proposals based on budgets and expectations.

90

- Begin monthly newsletter and coordinate Town Hall – meet and greet with the community.
- Begin irrigation system corrections/ repairs based on findings.
- Conduct turf replacement if required and approved.
- Landscape replacement and enhancements for the communal areas(s).

Management Timeline

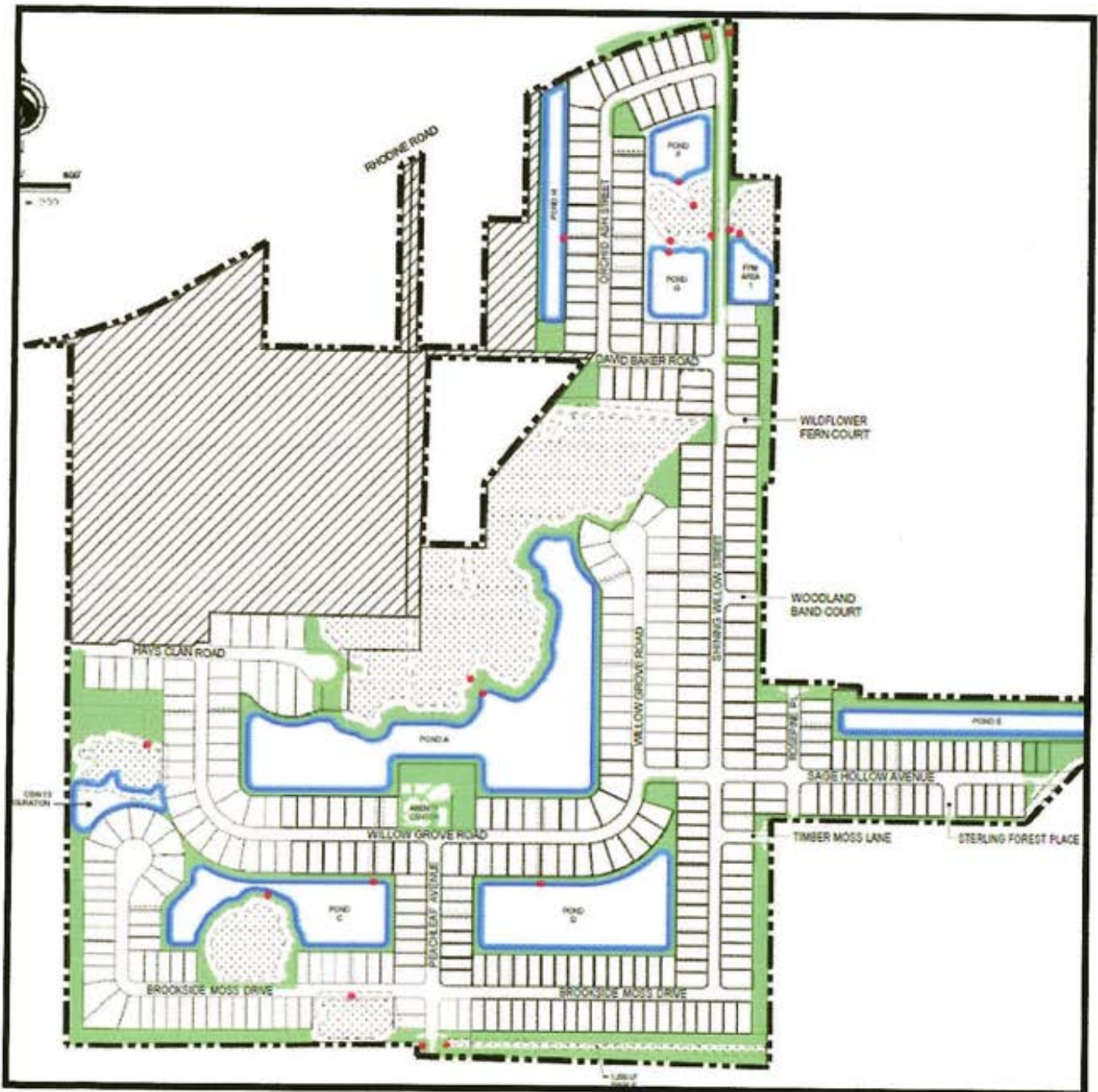


Events	Weeks															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Award of the contract	█															
Administrative teaming meeting with team manager	█															
Collect soil samples and send to lab (optional)		█														
Determine frequency of routine meetings and property review with management		█	█	█	█	█	█	█	█	█	█	█	█	█	█	█
Compile property manager's expectations & submit for review			█	█	█	█										
Landscape maintenance service begins			█	█	█	█	█	█	█	█	█	█	█	█	█	█
Begin irrigation system inspection of complete system			█	█	█	█	█	█	█	█	█	█	█			
Report findings from irrigation inspection				█	█	█	█	█	█	█	█	█				
Create monthly horticultural report							█				█				█	
Review horticultural report with property manager and make recommendations								█				█				█
Review 30 day landscape evaluation							█	█								
Review 60 day landscape evaluation											█	█				
Review 90 day landscape evaluation															█	█

*Can vary by property or specific community needs.

Service Maps

The map(s) below depicts the boundaries of the serviceable areas of your landscape property as understood for the purposes of developing this proposal.



Customer Service & Communication

Our Customer Commitment

Should an issue arise on your property, you can call or email any of our key personnel. All managers and technicians have been equipped with email access via phone or through their vehicle laptops. Additionally, we can be reached via the following:

- Website Customer Form
- Dedicated Branch Phone Number
- Emergency After Hours Phone Number

CUSTOMERLINK Word Order

Through access to a dedicated website, homeowners can report issues, ask questions, and provide direct service feedback. Benefits of CUSTOMERLINK include:

- Work order management.
- Intuitive interface and ease of use
- Email alert notification on work order status.

**Timely
Communication and
Tracking Requests
are a Top Priority!**



Down to Earth
Landscape Maintenance & Construction

Request Type *

Requestor's Email *

Property Address *

Request Details *

Requestor's Name *

Requestor's Phone # *

Alternate Contact *

Alternate Phone # *

State *

City *

Contact via Phone? *

Files

Select Category

- Break/Fix
- Design Consultation
- Fertilization
- General Question
- Irrigation
- Landscape
- Lawn Maintenance
- Lighting
- Mulch
- Pest Control
- Tree Trimming
- Weed Control

Start typing to search Building Group beyond 500

Start typing to search Building Group beyond 500

☒ Choose Files | No file chosen

DOWN TO EARTH CUSTOMERLINK

Company Overview



Down To Earth is a premier, full-service landscape company proudly providing maintenance, irrigation, design, and construction services serving multiple regions across Florida.

Specializing in large-scale commercial, residential, and resort services, we deliver unparalleled service and unmatched quality from design and installation to ongoing maintenance.



***Click on image to learn more.**

Our Goal

Our goal for all three divisions is to approach it with the same business strategy and principles that have made the company a success for 30+ years:

Surround yourself with great people that demonstrate **“ICARE”** values and offer a service that brings **Natural Joy** to our customers.

Locations

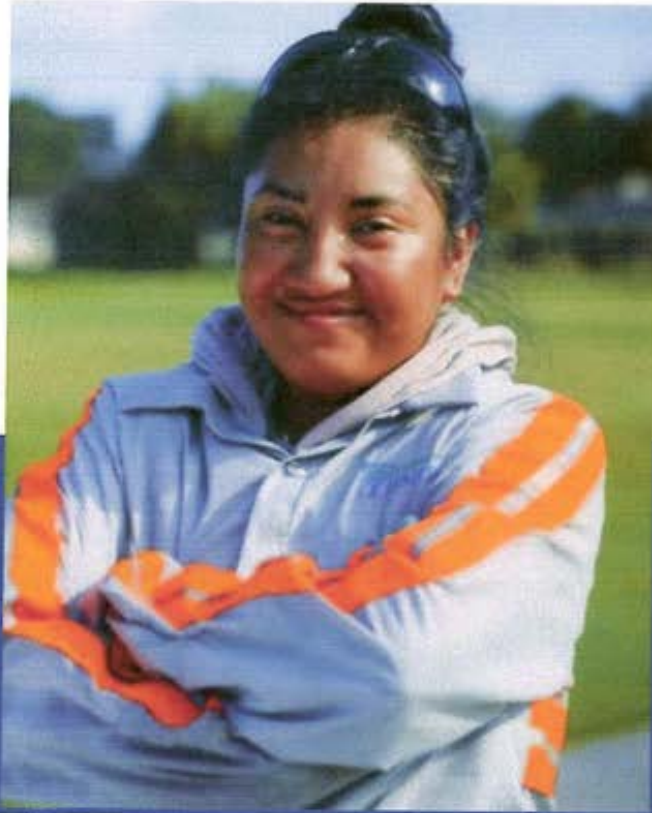


Down To Earth is continuously expanding across Florida, with 16 different branch locations.



COMPANY SAFETY PLAN

OUR NUMBER ONE PRIORITY



THE TEAM THAT CARES

Down To Earth understands that safety is the number one priority for both you and our employees. All personnel wear the following necessary protective equipment during the performance of their duties:

- DTE branded protective clothing, reflective, high visibility shirts, and safety vests.
- Protective eye wear or face shields
- Respiratory protection
- Gloves
- Ear/Hearing protection

Down To Earth personnel will adhere to all local, state, and federal safety guidelines and will observe all safety precautions when performing services on property, roadways and rights-of-way. The following measures will be employed when active in these areas:

- Safe location of parked vehicles
- Use of safety cones/signage
- Flag personnel as necessary

HIRING PROGRAM

- Mandatory drug screening prior to employment – zero-tolerance policy.
- Each new employee must complete our “Green Vest Training” program that focuses on the safe operation of all equipment and machinery.

PREVENTIVE MAINTENANCE PROGRAM

- Participate in weekly “toolbox talks” to review the correct maintenance procedures and inspect current equipment.
- Equipment is cleaned and maintained daily which includes sharpening mower blades and servicing equipment to ensure proper working order.
- Weekly **Vehicle Condition Report** to ensure that all repairs and maintenance have been completed.
- Monthly **Branch & Site Audits** to ensure compliance.

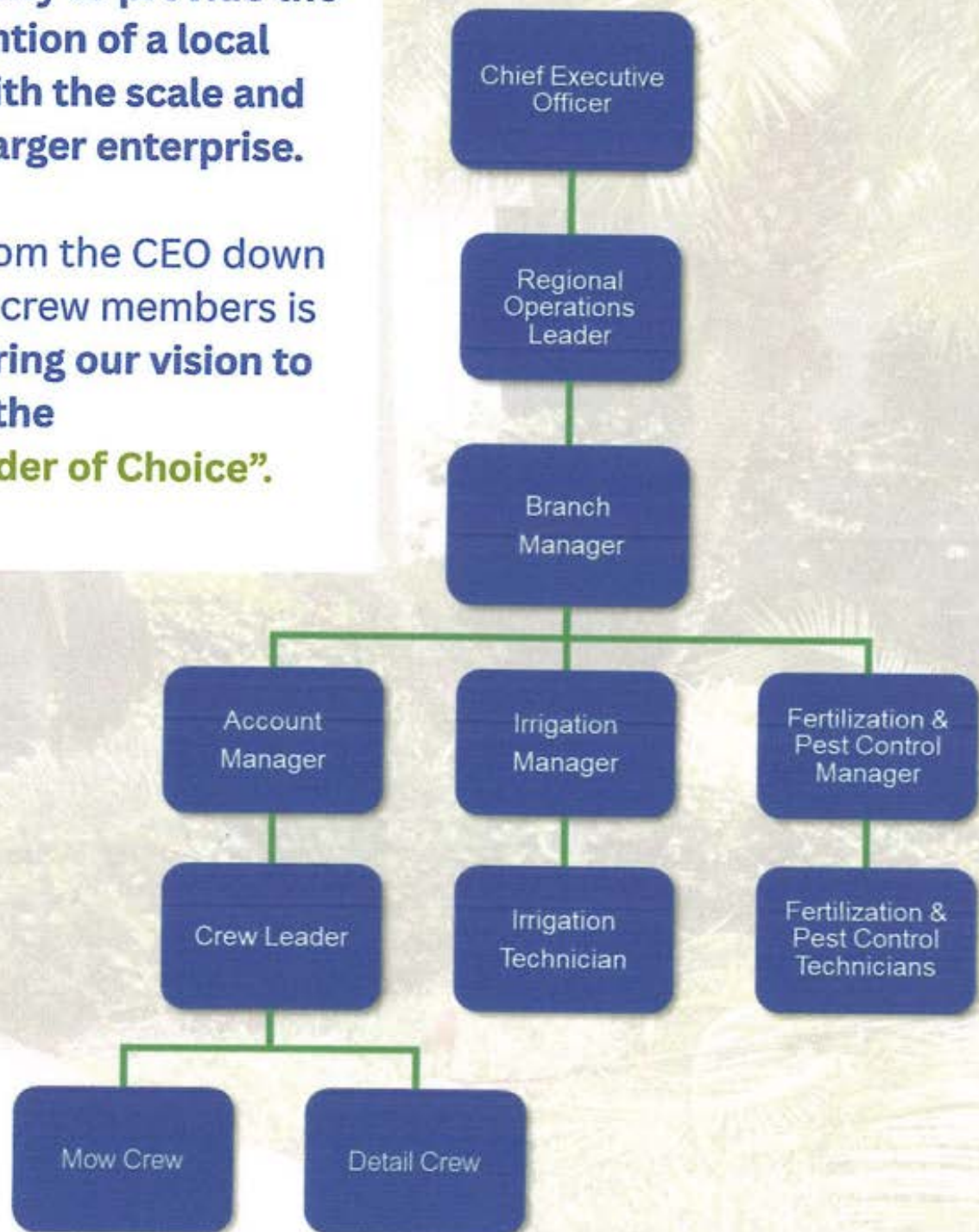
SAFETY TRAINING PROGRAM

- Employees participate in scheduled equipment training programs demonstrating the correct way to operate machinery and tools utilized for day-to-day job activities.
- Fertilizer/Pest Control Applicators take the Florida Best Management Practices Class and stay current on all continuing education units.
- Weekly Safety topic as well as scheduled Safety bulletins to raise awareness and reinforce training.

Organizational Chart

One of the keys To Down to Earth's success is the ability to provide the care and attention of a local company but with the scale and resources of a larger enterprise.

This alignment from the CEO down to the individual crew members is critical to **delivering our vision to be the "Service Provider of Choice"**.



Your Dedicated *Landscape Team*



Regional Operations Leader

Bobby Beers

Oversees multiple branches, ensuring operational excellence, efficiency, and alignment with company standards to drive service quality and customer satisfaction.

Branch Manager

Chris Labenz

Leads branch operations, managing teams, overall performance, and client relationships to ensure successful service delivery and growth.

Account Manager

Serves as the primary client contact, overseeing services, service quality, and customer satisfaction while identifying opportunities for enhancements and renewals.

Irrigation Manager

Shawn Hathcoat

Specializes in the irrigation maintenance and efficiency of irrigation systems, ensuring optimal water management and system performance for client landscapes.

Business Development

Samantha Papajohn

Focuses on generating new business opportunities, building client relationships, and driving growth within the market.

WE ARE HERE FOR YOU!

Let us help you
Weather the Storm.



Have Peace of Mind With **Pre-Authorized Storm Clean-Up**

When you approve a clean-up plan, we are on the ground canvassing your property to assess damage as soon as the storm has passed. We quickly dispatch the appropriate teams to address your needs, prioritizing safety first:

Our record over the years and our ICARE values have proven that we will do everything we can to alleviate the stress caused by inclement weather in a **3-phase approach**:

Phase 1: Emergency services to clear roadways, driveways, and walkways for first responders.

Phase 2: Complete clean-up, staking, and specific rebuilds as requested, so that recurring maintenance can begin.

Phase 3: Property rebuild: Normal enhancement rates would apply.

Normal Maintenance operations can typically resume the week following clean-up for all but the most severely impacted properties. Utilizing our network of vendor partners and leveraging our Construction Division, we can bring resources to address the situation.

2025



Hurricane season is upon us again. No matter what the weather may bring, your Down to Earth team is looking out for you.

To ensure we can provide you with a swift response following severe weather, we recommend the following:

Pre-Authorize Storm Clean-Up

See our 3-phase approach below.

Keep Us Apprised of your Insurance Requirements

Let us know of any requirements your insurance carrier may have for documenting damages or corrective actions resulting from a storm. Our team will take photos of damages and keep track of manpower, equipment, and work provided in our repairs.

Let Us Know How to Reach You

Communications can be vulnerable in case of a storm. Remember to keep your contact information updated.

Prepare Your Trees

Reduce the risk of damage and injury by pruning weak branches and opening canopies. Schedule an assessment with our team to ensure your trees are ready.

Hurricane Price List

General Labor	\$80 / per man / per hour (\$110 per man hour OT)
Bucket Truck & Chipper	\$200 / per man / per hour (\$250 per man hour OT)
Loader & Operator Large	\$275 / per hour (\$320 per hour OT)
Loader / Operator Dump	\$270 / per hour (\$320 per hour OT)
Dump Fees	Market Rate (~\$110 per cubic yard)
Arbor Crew with Dump Truck & Chipper	\$180 / per man / per hour (\$230 per hour OT)
Irrigation Repair	\$110 / per person/ per hour (\$150 per hour OT)
Lodge Pole & Staking Rope	\$35 / unit
Banding Kits (4X2)	\$40 / unit
Crane	Priced per request

Please Note: All prices and availability for landscape materials are subject to change and can vary depending on market conditions which are beyond our immediate control. Disruption in normal maintenance services will not result in credits. However, schedules will be adjusted to catch up maintenance services as conditions allow over time unless otherwise agreed in advance. Additional proposals may be required for additional cleanups or arbor care.



Payments are progress billed, and due immediately for all severe hurricane and/or severe weather-related charges.

References



Project Name:
Countryside Mall

CLIENT CONTACT:
Jesse Morgan

P: 1-727-205-3670
E: jesse.morgan@jll.com



Project Name:
Ruth Eckerd Hall

CLIENT CONTACT:
Joe Lopez

E: jlopez@rutherfordhall.net



Project Name:
Citron Grove

CLIENT CONTACT:
Angela Estilette

P: 727-498-1451
E:
aEstilette@lelandmanagement.com

Weekly Landscaping Maintenance Report for the Belmond Reserve Community Development District

Date of maintenance visit: _____ Supervisor: _____

Listing of problems and locations (include color pictures and addresses or intersections):

1. Insect and plants: _____

2. Disease and plants: _____

3. Nutrient problems and plants: _____

4. Dry plants: _____

5. Wet plants: _____

6. Dead plants removed: _____

7. Tree service work needed: _____

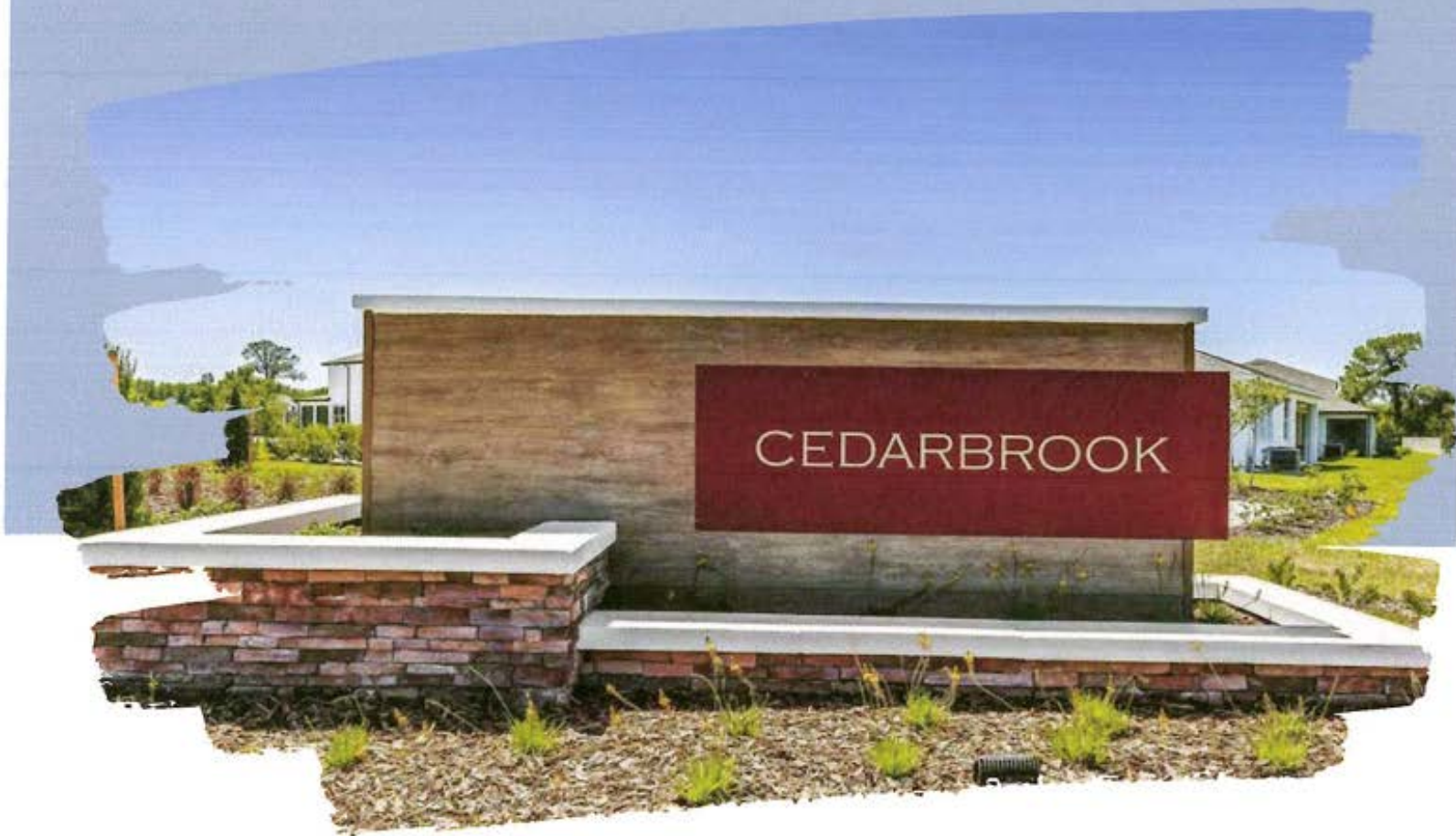
8. Irrigation damage and repairs: _____

Extra work performed:

1. Number of workers: _____
2. Their title(s): _____
3. Hours per worker: _____
4. Description of work performed: _____

List of any items the District needs to know of or any extra work that is recommended to be performed outside of the scope of the Agreement (include estimate of time to perform the work). _____

Proposal Pricing



Based on our discussions and assessment of your property, please see the proposed services and pricing that we can provide to best serve your property.

Scope Calendar

TURF	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	total
Mow	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	42
String Trim	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	42
Hard Edge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	42
Soft Edge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	21
Backpack Blowing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	42
Fertilization	✓		✓		✓					✓			4
Post-emergent Weed Control	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	as needed
Disease Control	✓		✓		✓		✓		✓		✓		6
Insect Control	✓		✓		✓		✓		✓		✓		6
PLANT BEDS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	total
Weed Control	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	12
Post-emergent Weed Control	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	as needed
Fertilization				✓						✓			2
Prune	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	12
Disease Control	✓		✓		✓		✓		✓		✓		6
Insect Control	✓		✓		✓		✓		✓		✓		6
TREES	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	total
Weed Control Tree Rings	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	12
Pruning up to 12' hgt.		✓			✓			✓			✓		4
IRRIGATION	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	total
Monthly Wet Check	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	12
MISCELLANEOUS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	total
Debris/ Litter Removal	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	42

FULL EQUIPMENT LIST

**“GREAT
PEOPLE
need
GREAT
TOOLS”**



Vehicles and Trailers:

- 5 Manger trucks – 1 AM and 4 PM's
- 1 Small pick-up for dog station person
- 10 Irrigation vans (stocking each one will be approx. \$3k each)
- 5 F&P trucks and 5 flatbed trailers
- 9 2500 Pick-ups with 9 enclosed trailers
- 5 2500 Pick-ups with 5 dump trailers

Small Equipment:

- 9 Mowers – 60 inch
- 9 Mowers – 52 inch
- 9 Mowers – 36 inch
- 43 Blowers BR600 ½ Electric Stihl
- 20 Edgers
- 18 Weed eaters
- 15 Hedge trimmers ½ Electric Stihl
- 3 Pole saws
- 40 Backpack sprayers
- 100 Hand pruners and loppers
- 15 Ladders

F&P Equipment:

- 5 Gators
- 4 Z-Cart spreader/sprayer
- 1 Vortex spreader to apply Hort fertilizer.
- 5 Blowers

Proposal Pricing

Belmond Reserve Community Development District

Official Proposal Form for Solicitation of Proposals for Landscape and Irrigation Maintenance Services

Name of Proposer: DOWN TO EARTH LANDSCAPE & IRRIGATION

In accordance with the solicitation of proposals issued by the Belmond Reserve Community Development District the undersigned proposes to provide all work necessary to perform the scope of services as described in the Project Manual.

Proposer submits that it can perform the work described above summarized as follows and as more specifically described in Proposer's proposal:

1. Turf Maintenance	\$107,154.00
2. Shrub And Groundcover Maintenance	INCLUDED
3. Tree Maintenance	INCLUDED
4. General Site Maintenance: Trash And Debris Disposal	INCLUDED
5. Irrigation System	\$3,588.00

Total Yearly Cost for the first year of the above items	\$110,742.00
--	---------------------

6. Annuals Maintenance/Installation	\$1,000.00
7. Mulching for Tree and Shrub/Groundcover Bed Areas	\$11,375.00

Estimate of total cubic yards proposed to service the property: 175 CY

Cost of Mulch Per Cubic Yard \$65.00

Irrigation Hourly Rate for items not included in the Scope of Services: \$85.00

Proposer, thoroughly reviewed all components of the Project Manual and has a thorough understanding of the work required, the site and conditions where the work is to be performed, local labor conditions and all laws, regulations and other factors affecting performance of the work, having knowledge of the expense and difficulties attending performance of the work, and having fully inspected the site in all particulars, hereby proposes and agrees, if Proposer's proposal is accepted, to enter into the Proposed Agreement with the District.

Name of Authorized Signatory of Proposer: Samantha Papajohn

Title of Authorized Signatory of Proposer: Business Development Manager

Signature of Authorized Signatory of Proposer: _____



Managing Risk • Insuring Success • Since 1972

January 25, 2025

Down To Earth
2701 Maitland Center Parkway
Suite 200
Maitland, FL 32751
Attn: Johann Fiallo, Estimating Manager

Re: Letter of Bond-ability

Dear Johann,

It has been the privilege of Brunswick Companies and Hanover Insurance Company to provide surety bonds on behalf of Down to Earth for over 6 years, during which time Down To Earth has performed and we have issued performance and payment bonds for contracts valued in the range of \$5,000,000. In our opinion, Down To Earth remains properly financed, well equipped, and capably managed.

At the present time, Hanover Insurance Company provides a \$5,000,000 single project / \$15,000,000 aggregate surety program to Down To Earth. As always, Hanover Insurance Company reserves the right to perform normal underwriting at the time of any bond request, including, without limitation, prior review and approval of relevant contract documents, bond forms, and project financing. Therefore, Down To Earth has 100% bonding capabilities for the above captioned project.

Hanover Insurance Company is listed on the U.S. Treasury Department's Listing of Approved Sureties (Department Circular 570) and is rated A(XV) by A.M. Best Company and is licensed to do business in the State of Florida.

Regards,

Mark Levinson
Attorney-in-Fact, Hanover Insurance Company
Sr. VP. Brunswick Companies

Brunswick Companies
2857 Riviera Drive
Fairlawn, Ohio 44333
Phone: 330-864-8800

www.brunswickcompanies.com
Toll Free: 800-686-8080
Fax: 330-864-8661

RISK MANAGEMENT | COMMERCIAL | PROFESSIONAL | SURETY | PERSONAL



Thank You!

We look forward to working with your community.

Down To Earth
6501 Orient Road
Tampa FL 33610
(321) 263-2700
dtelandscape.com

Visit our website @ dtelandscape.com



WE INVITE YOU TO
DISCOVER THE DIFFERENCE

Request for Proposal:
Belmond Reserve CDD

Contact: Shannon Dyer
Shannon@pinelakellc.com
(656) 224-9119

PINELAKE LLC.COM



12980 TARPON SPRINGS RD | ODESSA, FL | 33556



12980 TARPON SPRINGS RD.
ODESSA, FL 33556
813.948.4736

May 27th, 2025

Dear Belmond Reserve CDD and Board of Directors,

Pine Lake Services appreciates the opportunity to submit our qualifications for the **Landscape Maintenance Services at Belmond Reserve CDD**. Pine Lake is a **certified minority business** since **1998**, providing professional experience in **growing, installation, irrigation, and maintenance services**.

Pine Lake Services will provide Belmond Reserve CDD with a fully-staffed crew each week, along with separate pest control technicians, and separate ancillary crews as needed. Once awarded we will provide you a single point of contact to guarantee ease of communication between yourself and PLS.

We Care About the Details

Our mission is to focus on developing outstanding relationships and providing quality goods and services. We pride ourselves for being on time, safe, and within budget! As our company grows, we never want you to forget that our key management and owners are only a phone call away.

Customer Satisfaction Guaranteed

Your satisfaction is our priority, and we strive to provide a service we are proud of. We start every project by providing a thorough consultation to understand your goals and the needs of the project. We do this to guarantee that the project is completed according to your preferences.

Management Team with 150 Years Combined Experience

Belmond Reserve CDD will be fully staffed with experienced personnel. Our management team has a combined 150 years of experience in landscape installation and maintenance, meaning we can tackle any issues that may arise over the course of the Landscape Maintenance Service contract.



12980 TARPON SPRINGS RD.
ODESSA, FL 33556
813.948.4736

Thank you for taking the time to review our qualifications and considering Pine Lake Services to maintain the landscape for Belmond Reserve CDD. Please contact Shannon at 656-224-9119 or Shannon@pinelakellc.com with any questions you may have.

We look forward to exceeding your expectations. Come ***Discover the Difference*** with Pine Lake!

Regards,

JOHN AMAROSA, COO

John Amarosa





Overview

Pine Lake Services (PLS) is trained in Green Industries Best Management Practices to create visually appealing and environmentally safe communities.

Our team members are certified in "Florida Green Industries Best Management Practices for Protection of Water Resources in Florida" by UF/IFAS Extension and are well-versed in Florida Friendly maintenance practices.

Operational Philosophy & Approach

Our integrated approach to landscaping emphasizes nine interrelated principles:

- Right Plant, Right Place
- Water Efficiently
- Fertilize Appropriately
- Mulch
- Attract Desirable Wildlife
- Manage Yard Pests Responsibly
- Recycle Yard Waste
- Reduce Stormwater Runoff
- Protect the Waterfront

PLS will provide a reliable, well-trained crew for maintenance and detail services, including bed weed control. The team will follow a structured plan using an annual calendar, weekly Gantt charts, and detailed maps for tasks such as maintaining neighborhood entry medians.

A trained team leader will oversee daily operations and serve as the main contact with Belmond Reserve CDD. The team will also have support from experienced landscape professionals across the Tampa Bay area.

The Belmond team will have all the necessary equipment to ensure safety and efficiency. Additional services, such as irrigation inspections, turf care, palm pruning, and mulching, can be provided, with extra crews and technicians available when needed.





PINE LAKE SERVICES

Geographic Location

The office of Pine Lake Services that would service your property is located at 14875 US 301 N Parrish, FL 34219. This is approximately around 25 minutes away from Belmond Reserve. Our headquarters is located at 12980 Tarpon Springs Rd Odessa, FL 33556.

Ability to Manage the Project

Pine Lake Services (PLS) ensures successful project management through:

- Ongoing Training: We prioritize continuous learning to improve team performance, reduce errors, and minimize inefficiencies. Our training platform, Greenius, keeps our employees up to date.
- Regular Site Visits: Frequent visits to the job site allow us to maintain clear communication with Belmond Reserve CDD property management/board to ensure expectations are met. Our best practices include crew check-ins, property assessments, client updates, and job enhancements.
- Organized Approach: PLS will use detailed production maps, schedules, and Gantt charts to ensure the entire team is aligned and informed about the property's scope and goals, beyond just the Foreman.

Evaluation of Existing Workload

Pine Lake Services current workload will not inhibit our ability to work at Belmond Reserve CDD. We have the ability to meet and exceed your expectations.

Our Account Management team is currently managing properties within the Tampa Bay area. A dedicated manager will be available for the entirety of Belmond Reserve CDD Landscape Maintenance and Irrigation Management contract. This person will always your one stop point of contact available for daily communication and any emergencies that may arise.



Rendering Idea for Front Entrance





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

12/9/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

~~IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed.~~

If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Sterling Seacrest Pritchard, Inc. 3111 W Dr Martin Luther King Jr Blvd Suite 350 Tampa FL 33607	NAME: Courtney Gossen PHONE: (A/C, No, Ext): 813-498-1189 FAX: (A/C, No): E-MAIL: ADDRESS: cgossen@sspins.com
License#: 70726 PINELAK-01	INSURER(S) AFFORDING COVERAGE INSURER A: BerkshireHathawaySpecialtyInsuranceCompany INSURER B: FFA Mutual INSURER C: XLSpecialtyInsuranceCo INSURER D: INSURER E: INSURER F:
INSURED Pine Lake Nursery & Landscape LLC 12980 Tarpon Springs Rd Odessa FL 33556	NAIC # 22276 37885

COVERAGES**CERTIFICATE NUMBER:** 2079977364**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> X RO-POLICY PROJECT LOC OTHER:		47-GLO-332639-02	12/15/2024	7/1/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 Per Proj Agg \$ 2,000,000
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY		47-CAO-332641-02	12/15/2024	7/1/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ PIP \$ 10,000
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB DED <input checked="" type="checkbox"/> RETENTION \$ 10,000		47-UMO-332642-02	12/15/2024	7/1/2025	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANYP ROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y / N <input checked="" type="checkbox"/> N	WC840-0812515-2024A	7/1/2024	7/1/2025	X PER OTH- E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT 1,000,000
C	Inland Marine		UM00169661MA24A	12/15/2024	7/1/2026	Scheduled Limit \$615,652 Leased/Rented \$200,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

When required by written contract, those parties listed in said contract, including the Certificate Holder, are added as Additional Insureds with respect to the General Liability, including ongoing and completed operations, Auto Liability, and Umbrella Liability as afforded by the policy and/or endorsements. When required by written contract, a Waiver of Subrogation is granted with respect to the General Liability, Auto Liability, Umbrella Liability and Workers Compensation policies.

CERTIFICATE HOLDER**CANCELLATION**

For Information Purposes	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE

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Form

W-9(Rev. October 2018)
Department of the Treasury
Internal Revenue Service**Request for Taxpayer
Identification Number and Certification**► Go to www.irs.gov/FormW9 for instructions and the latest information.**Give Form to the
requester. Do not
send to the IRS.****1** Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.

Pine Lake Services, LLC

2 Business name/disregarded entity name, if different from above**3** Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.☐ Individual/sole proprietor or single-member LLC☐ C Corporation☐ S Corporation☐ Partnership☐ Trust/estate☒ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) **P**
Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.☐ Other (see instructions) ►**4** Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.

12980 Tarpon Springs Rd

Requester's name and address (optional)

6 City, state, and ZIP code

Odessa, FL 33556

7 List account number(s) here (optional)Print or type.
See Specific Instructions on page 3.**Part I Taxpayer Identification Number (TIN)**Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.**Note:** If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

[] [] [] - [] [] - [] [] [] []

or

Employer identification number

2 7 - 3 3 6 0 1 5 8

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.**Sign
Here**Signature of
U.S. person ►

Date ►

10-2-2023

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.**Purpose of Form**

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
 - Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
 - Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
 - Form 1099-S (proceeds from real estate transactions)
 - Form 1099-K (merchant card and third party network transactions)
 - Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
 - Form 1099-C (canceled debt)
 - Form 1099-A (acquisition or abandonment of secured property)
- Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What is backup withholding*, later.

Licenses & Certifications

Minority Certificate



Minority and Small Business Development

Certification Program
This is to certify that in accordance with City of Tampa Ordinance 2008-89
Pine Lake Services, Inc.

is hereby certified as a

Small Local Business Enterprise (SLBE)

In the following specialty(ies)

Lawn Care

The certification is valid from March 23, 2023 to April 16, 2025

Updates for recertification are required prior to the expiration date listed above. If at any time changes are made to the firm that are not in concert with our eligibility requirements, you agree to report those changes to us for evaluation. The City of Tampa reserves the right to terminate this certification at anytime it determines eligibility requirements are not being met.

Gregory K. Hart, Manager
Minority and Small Business Manager

Minority Business Enterprise



Minority and Small Business Development

Certification Program
This is to certify that in accordance with City of Tampa Ordinance 2008-89
Pine Lake Services, Inc.

is hereby certified as a

Minority Business Enterprise (MBE)

In the following specialty(ies)

Lawn Care

The certification is valid from March 23, 2023 to April 16, 2025

Updates for recertification are required prior to the expiration date listed above. If at any time changes are made in the firm that are not in concert with our eligibility requirements, you agree to report those changes to us for evaluation. The City of Tampa reserves the right to terminate this certification at anytime it determines eligibility requirements are not being met.

Gregory K. Hart, Manager
Minority and Small Business Manager

Certified Pest Control Operator



Small Local Business Enterprise



Minority and Small Business Development

Certification Program
This is to certify that in accordance with City of Tampa Ordinance 2008-89
Pine Lake Services, Inc.

is hereby certified as a

Small Local Business Enterprise (SLBE)

In the following specialty(ies)

Lawn Care

The certification is valid from March 23, 2023 to April 16, 2025

Updates for recertification are required prior to the expiration date listed above. If at any time changes are made in the firm that are not in concert with our eligibility requirements, you agree to report those changes to us for evaluation. The City of Tampa reserves the right to terminate this certification at anytime it determines eligibility requirements are not being met.

Gregory K. Hart, Manager
Minority and Small Business Manager

Small Business Enterprise Certification



PORT TAMPA BAY

Small Business Enterprise Certification

Pine Lake Services, Inc.
Federal ID # 27-3380158

Services Provided: Landscaping & Lawn Maintenance

Valid from 10/01/2023 to 10/31/2024

Pamela L. Calvey
SBE & Contracts Manager

Please note this certification is valid only with Port Tampa Bay.
It is not reciprocal with the City of Tampa or Hillsborough County, and may not be reciprocal with any other local government agency.

Business Tax Receipt

2023 - 2024 HILLSBOROUGH COUNTY BUSINESS TAX RECEIPT		EXPIRES SEPTEMBER 30, 2024		87940 NEW BUSINESS	
OCC. CODE 280.06-1000 LANDSCAPING SERVICE (OVER 3 EMP)		13 Employees		Receipt Fee 80.00 Hazardous Waste Surcharge 40.00 Law Library Fee 0.00	
BUSINESS PINE LAKE SERVICES LLC 12980 TARPON SPRINGS RD ODESSA, FL 33556		2023 - 2024			
NAME PINE LAKE SERVICES LLC 12980 TARPON SPRINGS RD ODESSA, FL 33556					
PAID 23-0-082798 11/09/2023 120.00		NANCY C MILLAN, TAX COLLECTOR 813-439-6238 THIS BECOMES A TAX RECEIPT WHEN VALIDATED.			

Staffing Approach - Key Personnel & Staffing Levels

PLS will ensure the Belmond Reserve CDD team is fully staffed at all times. Our management team has a combined 150 years of landscape and irrigation maintenance experience, giving us the capability to handle unique situations that may arise.

The following pages include the PLS organizational chart and resumes for the supervisory PLS staff. The resumes highlight relevant and similar property experience.

Proposed Staffing Levels:

Pine Lake Services will staff Belmond Reserve CDD with the following:

A 6 person crew one time per week in season that will include a Foreman, Lead man and crew. The crew will perform all duties required by the association each week. In addition, there will be a production manager assigned to this property to visit and assist the crew each week.

2 person irrigation crew performing a complete monthly wet check inspection and repairs.

2 person horticulture team to perform monthly applications, inspections and spot treatments.

Enhancement Teams can be dispatched to perform installs of flowers and mulch or small projects.

A dedicated Account Manager who will be your single point of contact for all of your needs and concerns.

Emergency Numbers:

Should an emergency arise during Pine Lake's time contracted with Belmond Reserve CDD, the management team is always available.

John Amarosa, COO (727) 243-2852

Terry McLane, General Manager (727) 423-7664

Epi Carvajal, Operations Manager (813) 528-5039

PINE LAKE SERVICES

Equipment

Pine Lake will staff Belmond Reserve CDD with the following equipment:

- (4) 60" Zero Turn Mower
- (1) 48" Stand On Mower
- (1) Rider On Blower - array of 2-cycle equipment
- (1) Single Wide Area Mower
- Array of line trimmers, edgers, blowers, etc
- Truck and Dump Trailer - array of 2-cycle trimmers and pruners
- Gator and Tank Sprayers
- Truck and Hand Tools

Pine Lake also has full access to various pieces of machinery and equipment we have deployed throughout the Tampa Bay area. We have the resources and staff to obtain anything we need to get the job done and not miss our service schedule.

Additional equipment maintained in our fleet:

- (40) Trucks (From semi-truck to pick up)
- (25) Various Trailers (Flat beds, dumps and haulers)
- (30) Commercial Mowers
- (80) Pieces of 2 Cycle
- (5) Heavy Duty Loaders with attachments
- (2) Mini Skid with attachments
- (1) Excavator

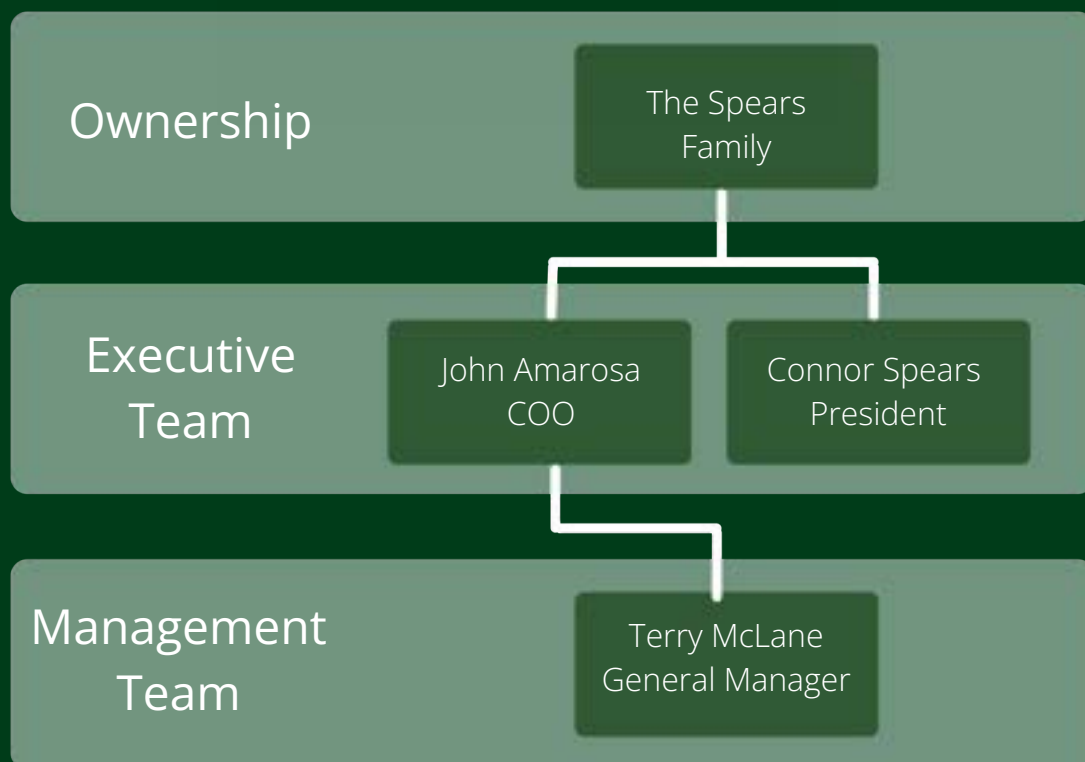
Annual Materials

All materials to service the scope of work are included

- Glyphosate Concentrate
- Fertilizers (*granular and/or liquids*)
- Various Pest Control Products (*all SDS will be provided*)
- Potting Soil
- Bloom Booster annual specific fertilizer
- Annual Flowers (*if approved*)
- Mulch (*if approved*)

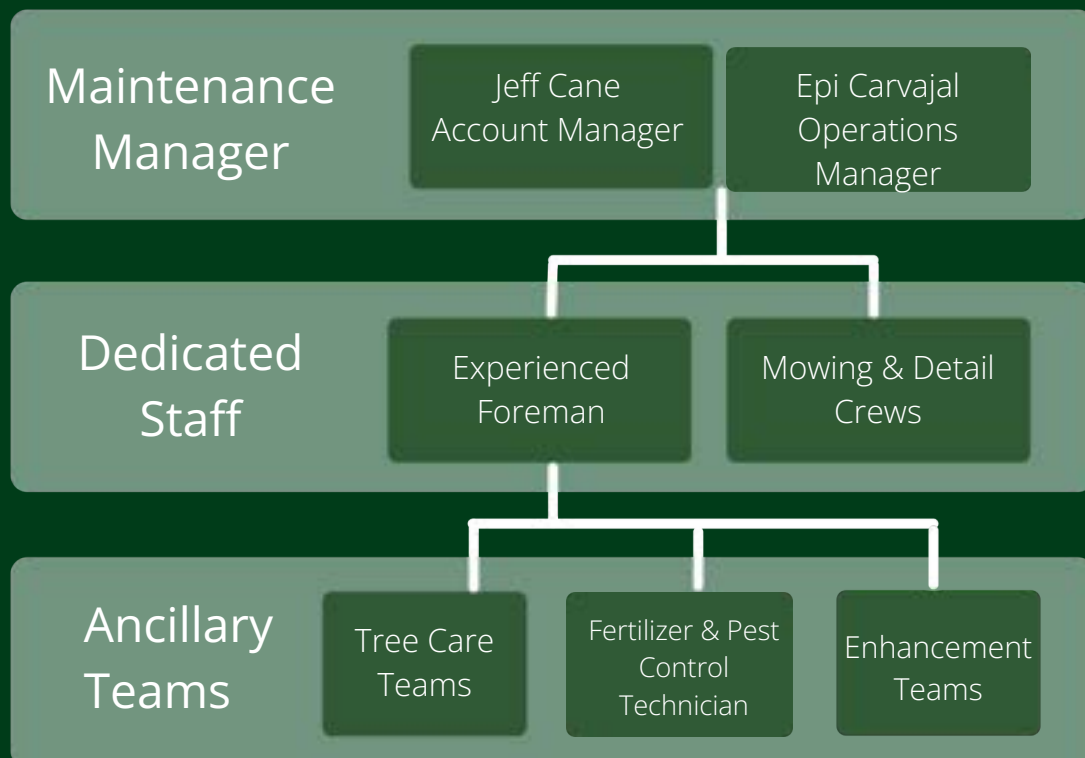
PINE LAKE SERVICES

Executive Leadership



PINE LAKE SERVICES

Belmond Reserve CDD Staffing





JOHN AMAROSA

COO

30
YEARS EXPERIENCE

EDUCATION

University of South
Florida B.A. Criminology

Associations

Vice President of *FNGLA*

BOMA
BMI
CAI

CERTIFICATIONS

State of Florida CPCO
GI-BMP Certified in Florida
BMP Certified in Pinellas & Manatee
OSHA 30
UF Palm School Graduate
State of Florida Aquatics Management
Certified

DUTIES & RESPONSIBILITIES

Mr. Amarosa organizes and implements company objectives on a day to day basis. He ensures quality, production and safety for the organization. John will ensure client satisfaction while working with the executive leadership team.

PROJECT EXPERIENCE

- *Oversaw landscape operations on the following properties:*
- *City of Tampa Parks*
- *Long Leaf CDD*
- *Concord Station CDD*
- *Oakstead CDD*
- *Highlands CDD*
- *Highland Park CDD*
- *Sterling Hill CDD*
- *Forest Brooke CDD*
- *Waterchase CDD*
- *Lakewood Ranch CDD 1, 2, 3, 5 and 6*
- *South Fork 3 CDD*
- *Carlton Lakes CDD*
- *The Groves CDD*
- *Riverbend West CDD*
- *Harrison Ranch CDD*
- *KBAR Ranch II CDD*

Plus a multitude of extremely large HOA's and High Profile Sites including:

- *Innisbrook Resort*
- *Several Esplanade properties with Taylor Morrison*
- *Several Del Web by Pulte Properties*
- *All BayCare Hospital Facilities*
- *All Moffitt Cancer Center Campuses*
- *Several HCA Hospitals*
- *Encore at Fishhawk*
- *Kings Point HOA*
- *Trinity HOA*
- *Champions Club HOA*
- *Cobb's Landing HOA*
- *East Lake Woodlands HOA*
- *Villa Rosa HOA*
- *Connerton HOA*
- *Wellington HOA*
- *Saddlebrook HOA*
- *HCA Hospitals*



TERRY MCLANE

General Manager

32
YEARS EXPERIENCE

EDUCATION

Tampa Bay Area Graduate

CERTIFICATIONS

State Of Florida Pest Control
GI-BMP Certified in Florida
OSHA 30

DUTIES & RESPONSIBILITIES

Mr. McLane organizes and implements company objectives on a day to day basis. He ensures quality, production and safety for the organization. Terry will ensure client satisfaction while working with the Operational Leadership team.

PROJECT EXPERIENCE

Oversaw landscape operations on the following properties:

- Concord Station CDD
- Oakstead CDD
- Highlands CDD
- Highland Park CDD
- Sterling Hill CDD
- Waterchase CDD
- Carlton Lakes CDD
- The Groves CDD
- Asturia CDD
- Bexley Ranch CDD
- Connerton West CDD
- Riverbend West CDD
- KBAR Ranch II CDD
- Tampa Bay Golf & Country Club



Plus a multitude of extremely large HOA's and High Profile Sites including:

- Innisbrook Resort
- Several Esplanade properties with Taylor Morrison
- Several Del Web by Pulte Properties
- Several BayCare Hospital Facilities
- All Moffitt Cancer Center Campuses
- Saddlebrook HOA
- Trinity HOA
- Champions Club HOA
- Tampa Bay Golf and Country Club
- Villa Rosa HOA
- Wellington HOA
- Cheval HOA
- Epperson Ranch HOA and Lagoon
- Estancia HOA
- East Lake Woodlands HOA



EPI CARVAJAL

Operations Manager

27

YEARS EXPERIENCE

Certifications BMP Certified
Trainer
CPR Certified Trainer



ALEX KOCHER

Horticulture Manager

19

YEARS EXPERIENCE

EDUCATION
Auburn University -
Landscape Horticulture

CERTIFICATIONS

Certified Pest Control Operator
General household Pest - Termite
GI BMP Certified

Belmond Reserve CDD

DUTIES & RESPONSIBILITIES

Epi will be the Operations Manager for the CDD. He will prepare the work week for the crews and oversee that all performances that are completed for that week. He will be assist the Account Manager as the point of contact for daily activities. Epi has managed many large scale properties and portfolios in his and past with great success. Epi is well versed in CDD management and care and will communicate via our Account Manager any and all needs to be addressed or improved on.

PROJECT EXPERIENCE

- Connerton CDD
- Riverbend West CDD
- KBAR Ranch II CDD
- Belleview HOA/POA
- Franklin Street Management Portfolio
- The Groves CDD & HOA
- Oakstead CDD
- Saddlebrook Resort
- Summer Tree HOA
- Tampa Bay Golf & Country Club

DUTIES & RESPONSIBILITIES

Alex is a State of Florida Certified Pest Control Operator and serves as the authority for Pine Lake in all things horticulture. His skills are not limited to the following but a few highlights included:

- warm-season turf grass nutritional requirements
- turf grass disease identification including curative and preventative cultural/chemical treatments turf grass insect
- identification including curative and preventative cultural/chemical treatments
- turf grass weed identification including curative and preventative cultural/chemical treatments
- palm tree nutritional requirements as well as insect and disease issues within the State
- hard wood tree nutritional requirements as well as insect and disease issues within the State
- ornamental shrub and groundcover nutritional requirements
- ornamental shrub and groundcover insect and disease curative and preventative cultural/chemical treatments

PROJECT EXPERIENCE

- Moffitt Cancer Center Campuses
- City of Tampa Parks and Recreation Sites
- BayCare Facilities throughout Tampa
- Bay Perry Harvey Park
- Carlton Lakes CDD
- Riverbend West CDD



Todd Newman

Account Manager

11
YEARS EXPERIENCE

EDUCATION
BMP Certified



Jeff Cane

9 YEARS EXPERIENCE

CERTIFICATIONS
OSHA 10

Belmond Reserve CDD

DUTIES & RESPONSIBILITIES

Todd's journey in the landscaping industry began ten years ago, fueled by his passion for outdoor spaces and a keen eye for detail. His commitment to excellence and dedication to client satisfaction have been the cornerstones of his career. As an Account Manager, Todd is dedicated to building strong, collaborative relationships with clients, serving as their trusted advisor and advocate. He works closely with each client to understand their goals, preferences, and budgetary constraints, ensuring that every project is executed to perfection.

PROJECT EXPERIENCE

- *Del Web Bexley*
- *Terra Bella CCD/HOA*
- *Whispering Pines CDD*
- *Advent Health- Bruce B Downs Campus*
- *Advent Health- New Tampa Campus*
- *Westbridge CDD*
- *Easton Park CDD*

DUTIES & RESPONSIBILITIES

Jeff has a total of 8 years experience within the landscape industry ranging from private residential to high end commercial. He started landscape in Ohio and has 4 years experience within the industry in Florida. He started in horticulture and has worked closely with all realms of the industry to round out his knowledge. Jeff strives to provide tailored landscape solutions to his clients so they can have a sense of pride in the places they work and live.

PROJECT EXPERIENCE

- *Waterset (Apollo Beach)*
- *Feil Group*
- *Harrod Properties Portfolio*
- *JLL Properties*
- *Volanti By Mattamy*
- *Whispering Pines by Pulte*
- *Beacons at Epperson*

PINE LAKE SERVICES

Experience

Pine Lake Services (PLS) prioritizes consistent and effective communication with Board Supervisors and Property Managers across all the communities we maintain and inspect.

Our strong track record of positive, long-term relationships with property management firms is reflected in the numerous references and letters of recommendation we've received. At PLS, we take pride in fostering these lasting partnerships and providing thorough, regular inspections to ensure each property continues to meet the unique needs of our clients.

Additionally, we've included images of the current properties we maintain, showcasing our commitment to both landscape care and property aesthetics. We go beyond routine maintenance by offering innovative ideas to enhance the overall appearance and value of each property. With approval from Belmond Reserve CDD management, we also have the flexibility to introduce updates and improvements to the CDD, ensuring the space evolves in alignment with the community's goals.

CDD Experience

PLS has experience with Landscape Installation & Maintenance at Carlton Lakes, Riverbend West, Waterleaf, Cypress Creek, Triple Creek, Tara CDD, Cornergate, Southshore Bay, KBAR Ranch II, Lakeside CDD, Mira Lago CDD, Bull Frog Creek CDD and many more in the greater Tampa Bay area.



PINE LAKE SERVICES

References

Riverbend West- Inframark- Ongoing began 10/1/2022

Dollar Amount: \$255,000

Point of Contact: Kristee Cole

Phone Number: 813 382 7355

Address: 2005 Pan Am Cir Ste 300, Tampa, FL 33607



Scope of Work: PLS is responsible for the Landscape Maintenance and Irrigation System Management at Riverbend West. The scope is similar to Belmond Reserve CDD including Turf and Pond Maintenance, Shrub and Ground Maintenance, Tree Maintenance, Seasonal Color/Perennial Maintenance and Installation, Mulching for Tree and Shrub Bed Areas, General Site Maintenance (Trash, Weed Control and Debris Disposal), Leaf Removal, Natural Area Maintenance, Plant Material Disposal and Irrigation Management.

Carlton Lakes Community-Inframark- Ongoing began 7/1/2021

Dollar Amount: \$585,000

Point of Contact: Jennifer Goldyn

Phone Number: 813.873.7300

Address: 2005 Pan Am Cir Ste 300, Tampa, FL 33607

Scope of Work: PLS is responsible for the Landscape Maintenance and Irrigation System Management at Carlton Lakes. The scope is similar to Belmond Reserve CDD including Turf and Pond Maintenance, Shrub and Ground Maintenance, Tree Maintenance, Seasonal Color/Perennial Maintenance and Installation, Mulching for Tree and Shrub Bed Areas, General Site Maintenance (Trash, Weed Control and Debris Disposal), Leaf Removal, Natural Area Maintenance, Plant Material Disposal and Irrigation Management.

PINE LAKE SERVICES

Lakeside Community- Rizzetta- Ongoing began 8/1/2023

Dollar Amount: \$528,000

Point of Contact: Jason Liggett

Phone Number: 813.994.1001

Address: 5844 Old Pasco Rd Ste 100 Wesley Chapel



Scope of Work: PLS is responsible for the Landscape Maintenance at Lakeside CDD. The scope is similar to Belmond Reserve CDD including Turf and pond Maintenance, Shrub and Ground Maintenance, Tree Maintenance, Seasonal Color/Perennial Maintenance and Installation, Mulching for Tree and Shrub Bed Areas, General Site Maintenance (Trash, Weed Control and Debris Disposal), Leaf Removal, Natural Area Maintenance, Plant Material Disposal and Irrigation Management.

K-Bar Ranch II Community- Rizzetta-Ongoing began 5/1/2023

Dollar Amount: \$700,000

Point of Contact: Jason Liggett

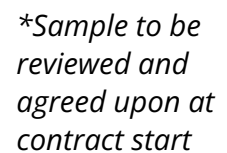
Phone Number: 813.994.1001

Address: 5844 Old Pasco Rd Ste 100 Wesley Chapel



Scope of Work: PLS is responsible for the Landscape Maintenance and Irrigation System Management at K-Bar Ranch II. The scope is similar to Belmond Reserve CDD including Turf and Pond Maintenance, Shrub and Ground Maintenance, Tree Maintenance, Seasonal Color/Perennial Maintenance and Installation, Mulching for Tree and Shrub Bed Areas, General Site Maintenance (Trash, Weed Control and Debris Disposal), Leaf Removal, Natural Area Maintenance, Plant Material Disposal and Irrigation Management.

Annual Operations Calendar



**We will coordinate with the Property Manager to develop all daily/weekly Gantt charts once the job is awarded.*

**Project Manual for
Landscape and Irrigation Maintenance Services**

**Belmond Reserve
Community Development District**

May 14, 2025

Table of Contents

List of RFP Documents:

1. Request for Proposals
2. Instructions to Proposers
3. Scope of Services
4. Maintenance Map
5. Evaluation Criteria
6. Official Bid Proposal Form
7. Proposed Form of Agreement
8. Form of Weekly Landscape Maintenance Report
9. Combined Affidavit for Public Entity Crimes, Scrutinized Companies, E-Verify, and Non-Collusion

**Belmond Reserve Community Development District
Request for Proposals for Landscape and Irrigation Maintenance Services**

The Belmond Reserve Community Development District (the “**District**”) hereby requests proposals to provide services relating to landscape and irrigation maintenance services, as more specifically set forth in the Project Manual.

The Project Manual will be available beginning on **Wednesday, May 14, 2025**. The Project Manual will be available by emailing the Bryan Radcliff, at Bryan.Radcliff@inframark.com. The Project Manual will include, but not be limited to, this Request for Proposals, the Instructions for Proposers, the Scope of Services, Maintenance Map, Evaluation Criteria, an Official Bid Proposal Form, a form of the Agreement, and a form of the Weekly Landscape Maintenance Report.

The District has the right to reject any and all proposals, make modifications to the work, and waive any minor informalities and irregularities in proposals as it deems appropriate, if it determines in its discretion that it is in the best interest of the District to do so. The Board of Supervisors of the District will award the contract to the proposal that they determine, in their sole discretion, is the most advantageous proposal to the District. Please note that proposals received from firms failing to meet the following minimum qualifications/requirements will not be considered or evaluated: (i) Proposer must be fully licensed in the state of Florida and insured and (ii) Proposer must have recent experience with other communities of a similar nature, size and amenity level to the Belmond Reserve CDD project, with verifiable references on those projects.

There will be a pre-proposal meeting on **Wednesday, May 21, 2025 at 9am (EST)** at the District located at 13004 Willow Grove Drive, Riverview, FL. All questions relative to this project must be directed in writing to the District Manager, Bryan Radcliff, at Bryan.Radcliff@inframark.com.

Firms desiring to provide services for this project must email a copy of the required proposal **no later than NOON on Tuesday, May 27th**. Please contact Bryan Radcliff at Bryan.Radcliff@inframark.com with any questions.

Belmond Reserve
Community Development District
Bryan Radcliff, District Manager

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT

**Instructions to Proposers
Landscape & Irrigation Maintenance Services RFP
Hillsborough County, Florida**

- 1. General Information.** The Board of Supervisors (“**Board**”) of the Belmond Reserve Community Development District (“**District**”) is requesting proposals for the provision of Landscape and Irrigation Maintenance Services on a continuing basis (“**Proposals**”). The District will accept proposals from all qualified companies interested in providing these services. All proposers should be experienced in providing landscaping and irrigation services in the State of Florida and hold any applicable licenses or certifications. Any proposer that is a corporation or other business entity must be registered with the Florida Department of State, Division of Corporations, authorized to do business in the State of Florida, and currently in good standing.

2. **Project Manual.** The Project Manual includes, but is not limited to, the Request for Proposals, these Instructions to Proposers, the Scope of Services, Maintenance Map, Evaluation Criteria, an Official Bid Proposal Form, a form of the Agreement, and a form of the Weekly Landscape Maintenance Report.
3. **Review of Project Manual:** It is the responsibility of prospective proposers to review the Project Manual and any addenda, made available in connection with the work and to prepare a proposal based solely on the Project Manual.
4. **Scope of Services.** The Landscape and Irrigation Maintenance Services are generally described in the "Scope of Services" included in the Project Manual for the locations highlighted in [REDACTED] in the Maintenance Map also included herein, as well as any addenda issued by the District Manager prior to the submission of Proposals.
5. **Pre-Bid Meeting.** A pre-proposal meeting will be held on the date, time and location included in the Request for Proposals.
 - a. Proposers must thoroughly familiarize themselves with the property and all conditions pertinent to performing the work.
 - b. No additional compensation nor relief from any obligation of the proposed agreement will be granted because of lack of knowledge of the site or conditions under which the work will be performed, i.e., general working conditions, labor requirements, weather conditions, accessibility, condition of the premises, condition of the irrigation system, any obstructions, drainage conditions and the actual grades.
6. **Interpretation and Addenda of Project Manual.** No verbal interpretations will be made to any proposer as to the meaning or intent of the Project Manual. Every request for such interpretation must be in writing, addressed to the District Manager. To be given consideration, such requests must be received prior to the deadline for submitting questions as specified in the Request for Proposals. Interpretations, if made, will be written in the form of an addendum and sent via email by District Manager to all parties recorded as having received the Project Manual. All interested parties must supply a working email address to the District Manager. Any such addenda shall not relieve said Proposer from any obligation under the proposal as submitted. All addenda so issued shall become part of the Project Manual.
7. **Questions should be Directed to District Manager.** Any questions relating to the Project Manual should be directed, in writing, to the District Manager Bryan Radcliff via email Bryan.Radcliff@inframark.com. The deadline for submitting questions relative to this project is stated in the Request for Proposals.
8. **Submittal Requirements.** Each Proposal shall include the following information:
 - a. **Official Proposal Form.** This solicitation includes an Official Proposal Form. Such form is to be filled out and executed completely.
 - b. **Company Information**
 - i. Name of company (including any "Doing Business As" names)
 - ii. Headquarters/parent company locations
 - iii. Office locations and total number of employees at each
 - iv. Local address and telephone number
 - v. History of the company
 - vi. Organization chart of company

- vii. Proof of applicable insurance indicating the types of coverage and limits for general, property automobile liability insurance, and worker's compensation insurance required by the Agreement.
- c. **Qualifications and Staffing**
 - i. Number of CDDs represented by the proposer.
 - ii. Provide a narrative description of the proposer's approach to providing the services as described in the Scope of Services.
 - iii. Why the proposer is the best qualified to perform the Scope of Services
 - 1. if there will be a subcontractor performing certain services, describe which services will be subcontracted out and include subcontractor's qualifications
 - iv. A description of the proposed staffing levels. Include information on current operations, administrative, maintenance and management staffing of both a professional and technical nature, including resumes for staff at or above the Project Manager level. Include a staffing plan depicting the quantity of laborers, crew chiefs, field managers as well as work hours and days spent on the property.
- d. **Cost of Additional Services.** A fee proposal and detailed explanation for additional services that may be performed in addition to the items described in the Scope of Services.
- e. **References.** All proposers must submit a list of at least 3 references, including the name of the client entity, the client's website or general location, information regarding the work proposer did for the client, and the name, email, and number of a contact person.
- f. **Additional Information.** Any other additional information or documents that will assist the Board in evaluating the Proposer pursuant to the Evaluation Criteria.

9. Submittal of Proposals.

- a. Submit either one (1) original (via hand delivery or UPS, FedEx or similar) OR one (1) digital PDF copy of the required proposal (bearing the name of the Proposer, the name of the District, and identifying the project on the outside of the envelope). Each Proposer shall submit and deliver a complete proposal compliant with all requirements to the District Manager, at the physical address or emails address identified in the Request for Proposals by the date and time included in the Request for Proposals.

10. Proposal Duration and Withdrawal of Proposal.

- a. All proposals shall be in force for a period of 90 days after the proposal deadline. During this time, all provisions of the Proposal must be in effect, including prices.
- b. Proposers may not withdraw or modify their proposals after the deadline for submittal.
- c. Negligence on the part of the Proposer in preparing their proposal confers no right of withdrawal or modification of their proposal after the deadline for submittal.

11. Right to Waive Mistakes and Variations.

- a. Mistakes in arithmetic extension of pricing may be corrected by the Board.
- b. The District reserves the right to waive any minor or non-material discrepancies or technicalities.
- c. The District further reserves the right to request supplementation of any or all Proposals.

12. Method of Selection, Award, and Right to Reject.

- a. The Board will meet at a publicly noticed meeting and collectively review as a group. The Board will award the work to the Proposer that it determines, in its sole discretion, has the most advantageous proposal. The Board reserves the right to reschedule or continue the date of the evaluation meeting to a later date.

- b. All Proposers are invited to make a public presentation during the Board meeting on **Tuesday June 3rd 2025 at 6:00 p.m.** at the **Belmond Reserve Clubhouse**, located at **13004 Willow Grove Drive, Riverview, FL 33579**.
 - c. The Board, in its sole discretion, reserves the right to reject any and all proposals whenever such rejection is in the best interest of the District.
 - d. Nothing contained herein shall place a duty upon the District to reject a proposal or award the work based upon anything other than its sole discretion.
 - e. The selected Proposer shall promptly enter into negotiations with the District to finalize any terms or details. If the negotiations are unsuccessful, the District may negotiate with the next Proposer(s) who had the next highest ranked proposal(s) until such negotiations are successful.
- 13. No Reimbursement of Preparation Costs.** Proposers will not be reimbursed for any cost associated with responding to this solicitation.
- 14. Public Records.** All Proposals are considered public records pursuant to Chapter 119, Florida Statutes.
- 15. Term and Renewal.** The initial term of the agreement will be 1 year. The agreement will automatically renew for subsequent 1-year periods until terminated pursuant to the termination provisions in the agreement. The scope of services and compensation for renewal periods may be adjusted by mutual written agreement evidenced by a written addendum.
- 16. Required Disclosure:**
- a. **License and Permit Requirements:** For the purpose of complying with Florida Statute 218.80 titled "Public Proposal Disclosure Act", except as may be described in the Agreement, the successful proposer shall obtain and pay for all permits and licenses necessary for the work. Proposers shall be responsible for complying with Hillsborough County licensing requirements prior to submitting a Proposal and shall submit proof of compliance. Those Proposers who are not duly licensed and/or do not furnish proof thereof with their Proposal may be deemed non-responsive and may be disqualified.
 - b. **Public Entity Crimes:** Proposers should be aware of, and in compliance with, all requirements under Section 287.133, Florida Statutes, on Public Entity Crimes.
 - c. **Scrutinized Companies:** Proposers should be aware of, and in compliance with, all requirements under Section 287.135, Florida Statutes, on Scrutinized Companies.
 - d. **E-Verify.** Proposers should be aware of, and in compliance with, all requirements under Section 448.095(2)(c), Florida Statutes, on E-Verification requirements.
 - e. **Public Records:**
 - i. All Proposals are considered public records pursuant to Chapter 119, Florida Statutes.
 - ii. As further described in the Agreement, in accordance with section 119.0701, Florida Statutes, if awarded the work, the Proposer shall: (a) keep and maintain public records that ordinarily and necessarily would be required by the District in order to perform the service, (b) provide the public with access to public records on the same terms and conditions that the District would provide the records and at a cost that does not exceed the cost provided in this chapter or as otherwise provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law, and (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the contractor upon termination of the agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be

provided to the District in a format that is compatible with the information technology systems of the District.

- f. The District, in its sole discretion, may reject any Proposer the District finds to lack, or whose present or former executive employees, officers, directors, stockholders, partners or owners are found by the Board to lack honesty, integrity, or moral responsibility. The discretion of the Board may be exercised based on the disclosure required herein, the District's own investigation, public records, or any other reliable source of information. The Board may also reject any Proposer failing to make the disclosure required herein. By submitting a Proposal, Proposer recognizes and accepts that the District may reject the Proposal based upon the exercise of its sole discretion and Proposer waives any claim it might have for damages or other relief resulting directly or indirectly from the rejection of their Proposal based on these grounds, including the disclosure of any pertinent information relating to the reasons for rejection of the Proposal.
- g. Pursuant to Florida Statutes Section 287.05701, the District does not consider a vendor's social, political, or ideological interests when determining if the vendor is a responsible vendor or give preference to a vendor based on the vendor's social, political, or ideological interests.

Thank you for your interest in the District.

PART I

GENERAL LANDSCAPE MAINTENANCE

- 1) **MOWING** – All grass areas will be mowed on the following schedule:

MARCH 1 – NOVEMBER 1 – Once a week

NOVEMBER 1 – MARCH 1 – Once every two weeks

This schedule estimates that there will be between 41 – 45 cuts annually based on standard growing periods in Florida, however, requires a minimum of 52 visits (weekly) to perform those duties, other than mowing, that cannot remain unattended for two weeks. (i.e., weed control, selective mowing, landscape detailing, debris clearing, etc.) Notwithstanding the above, at no time will the Paspalum ever be allowed to grow beyond a maximum height of two (2) inches and St. Augustine shall never be allowed to grow beyond five and one half (5 ½) inches. Each mowing should leave the Bahia grass at a height of three (3) to three and one half (3 ½) inches, Paspalum at a height of one (1) to one and one half (1 ½) inches and St. Augustine at a height of three and one half (3 ½) to four (4) inches. Optimum height for Paspalum should be approximately one and one half (1 ½") to encourage deeper root growth. Rotary Mowers are preferred for heights above one (1) inch and Reel type mowers for heights below one (1) inch. All blades shall be kept sharp at all times to provide a high quality cut and to minimize disease. The District requires mowers to be equipped with a mulching type deck. Clippings may be left on the lawn as long as no readily visible clumps remain on the grass surface thirty-six hours after mowing. Otherwise large clumps of clippings will be collected and removed by the contractor. In case of fungal disease outbreaks, the clippings will be collected until the disease is under control. The contractor shall restore any noticeable damage caused by the contractor's mowing equipment within forty-eight hours from the time the damage is caused at the contractor's sole cost and expense. The contractor shall be responsible for training all its personnel in the technical aspects of the Landscape Maintenance Program and general horticultural practices. This training will also include wetland species identification as it relates to pond banks and wetland areas. The Contractor shall be held responsible for all damage to wetlands, littoral

shelves, mitigation areas and uplands due to mowing/fertilizing, etc. The contractor is responsible for vehicular safety within the community and shall use the proper warning safety equipment, including orange safety cones, at all times. Any motorized equipment used on the road ways of the community must be legally equipped. Weekend work is permitted when necessary upon prior approval.

1A) POND MOWING - All ponds (if applicable) identified as such on the overall Maintenance Exhibit/Plans shall be mowed incorporating the same mowing schedule as the common areas stated above. Each mowing shall leave the grass at a height of four (4) to four and one half (4½) inches. Pond banks will be mowed and trimmed to water's edge. Line trimming at water's edge and line trimming of drainage structures shall occur each and every time the pond is mowed. Careful attention must be paid to mower height on pond banks so as not to scalp at the crest of the lake bank and increase the chances for pond bank erosion. Also when line trimming to water's edge, Contractor shall be extremely careful not to scalp at the water's edge also increasing chances of pond bank erosion. Line trimming height shall be the same as mowing height (if not slightly higher). The contractor shall be careful to keep trimmings from entering water. Excessive clippings shall be hand removed. Mowers must blow all clippings away from the water's edge. It is understood that trash of any kind and other debris within arm's reach of water's edge shall be removed & disposed of by the contractor during every normal service event. Unless otherwise designated on Maintenance Exhibit/Plans, homeowners are responsible for mowing down to the water's edge behind their property.

2) EDGING AND TRIMMING – All hard-edged areas (curbs, sidewalks, bike paths, nature trails, etc.) and soft-edged areas (tree rings, shrub and groundcover bed lines) shall be edged during each mowing event. All edging shall be performed to the sole satisfaction of the District. **Chemical edging shall not be permitted anywhere on property.**

AT NO TIME SHALL LAWN BE ALLOWED TO GROW IN AN UNSIGHTLY MANNER. SHOULD THIS OCCUR, CONTRACTOR AGREES TO CORRECT WITHIN FORTY-EIGHT HOURS OF NOTICE BY DISTRICT.

3) TREE AND SHRUB CARE – All deciduous trees shall be pruned when dormant to ensure proper uniform growth. All evergreen trees shall be pruned in the early summer and fall to ensure proper growth and proper head shape. Once per year, central leaders shall be maintained and interfering or crossed limbs shall be removed. Sucker growth at the base of the trees shall be removed by hand continuously throughout the year. Aesthetic pruning shall consist of the removal of dead and/or broken branches as often as necessary to have trees appear neat at all times. Branches will be pruned just outside the branch collar. Branches and limbs shall be kept off buildings (including roofs), signage structures, play structures, fences & walls as well as pruned to keep street lights and traffic signage from being blocked. Additionally, on an as-needed basis, all trees shall be pruned over sidewalks, nature trails, parking lots, driveways & roadways so as not to interfere with pedestrians, cars or other vehicles. (This is to include maintaining at all times a minimum of ten to fifteen (10-15) feet (but shall vary according to DOT specs) of clearance under all limbs depending on location and species of tree.)

All shrubs will be pruned as necessary to retain an attractive shape and fullness, removing broken or dead limbs as necessary to provide a neat and clean appearance. Shrubs shall not be clipped into balled

or boxed forms unless such forms are required by design. Shrubs shall be pruned in accordance with the intended function of the plant in its present location. Flowering shrubs shall be pruned immediately after the blossoms have cured with top pruning restricted to shaping the terminal growth. All pruning shall be done with horticultural skill and knowledge to maintain an overall acceptable appearance consistent with the current aesthetics of the District. The Contractor agrees that pruning is an art that must be done under the supervision of a highly trained foreman and shall make provisions for such supervision. Individual plants pruned into rounded balls or unnatural shapes will not be allowed. All clippings and debris from pruning will be carted away at the time pruning takes place.

Palms: All palms shall receive pruning as often as necessary to appear neat and clean at all times. The timing of the Palm pruning to be coordinated with the District. This includes brown and/or broken fronds and inflorescence. Removal of green or even yellowing fronds is unnecessary. Fronds should be removed only once they turn brown or become broken or are disrupting flow of pedestrian/vehicular traffic or are hanging on architectural structures. Fruit pods shall be removed prior to development. Tarpaulins shall be used in areas where date palms and other palm fruits may stain sidewalks & pavement including, but not limited to, pool decks. "Hurricane" palm pruning shall never be allowed without prior written approval from the District.

4) WEEDS AND GRASSES – All groundcover and turf areas shall be kept reasonably free of weeds and grasses, and be neatly cultivated and maintained in an orderly fashion at all times. This may be accomplished by carefully applied applications of pre & post emergent herbicides as part of fertilizer mixtures and post-emergent herbicide spot treatments on an as-needed basis. Condition of turf is to be determined by the District at its sole discretion. All shrub and bed areas shall be maintained each mowing service by removing all weeds, trash and other undesirable material and debris to keep the area neat and tidy. All ornamental beds, hedge areas and tree rings shall be kept weed (and sod) free throughout the year. This is to be accomplished through hand pulling or the careful application of a post-emergent herbicide. **AT NO TIME SHALL POST-EMERGENT HERBICIDES BE PERMITTED WHEN WEEDS HAVE ESTABLISHED THEMSELVES AS TO DOMINATE PLANTING BEDS. HAND PULLING MUST BE PERFORMED.**

NON-SELECTIVE, POST-EMERGENT HERBICIDES SHALL NEVER BE USED TO CONTROL WEED/SOD GROWTH AROUND STRUCTURES OF ANY TYPE (I.E. STREET SIGNS, UTILITY BOXES, STREET LIGHTS, PAVEMENT, ETC.) THE FIRST OFFENSE WILL RESULT IN A VERBAL WARNING; THE SECOND OFFENSE WILL RESULT IN A SECOND VERBAL WARNING AND THE BOARD OF SUPERVISORS FOR THE DISTRICT WILL BE NOTIFIED; THE THIRD OFFENSE MAY TERMINATE THIS CONTRACT FOR CAUSE AT THE DISTRICT'S DISCRETION.

The contractor shall be responsible for the replacement of ornamental plants killed or damaged by herbicide application. All fence lines shall be kept clear of weeds, undesirable vines and overhanging limbs.

5) MAINTENANCE OF PAVED AREAS – All paved areas shall be kept weed free. This may be accomplished by mechanical means (line trimmer) or by applications of post/pre-emergent

herbicides. Weeds greater than two (2) inches in height or width shall be pulled from paved areas, not sprayed. No sprays with dyes may be used on any paved areas.

6) **CLEAN UP** – At no time will the contractor leave the premises after completion of any work in any type of disarray. All clippings, trimmings, debris, dirt or any other unsightly material shall be removed promptly upon completion of work. The contractor shall use his own waste disposal methods, never the property dumpsters. Grass clippings blown off sidewalks, streets and curbs shall be blown into turf areas, never into mulched bed areas as these are to be maintained free of grass clippings. **NO CLIPPINGS SHALL BE BLOWN DOWN CURB INLETS.**

7) **REPLACEMENT OF PLANT MATERIAL** – Tree and shrubs in a state of decline should immediately be brought to the attention of the District. Dead or unsightly plant material shall be removed upon notification of the District. The contractor shall be responsible for replacement if due to contractor's negligence. New plant material shall be guaranteed for a period of one (1) year for trees and ninety (90) days for shrubs, ground cover and lawn after final acceptance.

8) **If contractor misses a service due to inclement weather or any other reason, the contractor is required to make up service the same week.**

PART 2

FERTILIZATION

The contractor shall follow all provisions of the Lake County Fertilizer Application Ordinance 2017-17. Code of Ordinances for Lake County may be amended from time to time. It is further recommended that those practices outlined in the Lake County Fertilizer Ordinance be followed. Highlights of that rule are listed below.

NO PERSON SHALL APPLY FERTILIZERS CONTAINING NITROGEN AND/OR PHOSPHORUS TO TURF AND/OR LANDSCAPE PLANTS DURING ONE OR MORE OF THE FOLLOWING EVENTS: i) IF IT IS RAINING AT THE APPLICATION SITE, OR ii) WITHIN THE TIME PERIOD DURING WHICH A FLOOD WATCH OR WARNING, OR A TROPICAL STORM WATCH OR WARNING, OR A HURRICANE WATCH OR WARNING IS IN EFFECT FOR ANY PORTION OF LAKE COUNTY, ISSUED BY THE NATIONAL WEATHER SERVICE, OR iii) WITHIN 36 HOURS PRIOR TO A RAIN EVENT GREATER THAN OR EQUAL TO 2 INCHES IN A 24 HOUR PERIOD IS LIKELY.

Key points:

- **Seasonal Blackout:** Fertilizer containing nitrogen and phosphorus cannot be applied to turf between June 1 and September 30.
- **Proximity Restrictions:** Fertilizer application is prohibited within 15 feet of water bodies. A voluntary 15-foot low maintenance zone from any water body is recommended.
- **Slow-Release Requirement:** From October 1 through May 31, any fertilizer containing nitrogen applied to turf or landscaping plants must have at least 50% slow-release nitrogen content

These measures aim to protect water quality and reduce nutrient loading from urban landscapes.

All turf shall be fertilized according to the following IFAS Guidelines for a high maintenance level for central Florida turf: (per BMP guidelines and University of Florida IFAS Extension, central Florida is determined by anything south of a line running east-west from coast to coast through Ocala and north of a line between Tampa & Vero Beach.)

All St. Augustine Sod:

February	A complete fertilizer based on soil tests + PreM
April	Nitrogen (soluble Nitrogen) applied at 0.5 lbs. N/1000 SF
May	SRN (Slow Release Nitrogen) applied at 1.0 lbs. N/1000 SF
July	Fe For foliar application, use ferrous sulfate (2 oz. /3-5 gal. H ₂ O/1,000 SF)
August	SRN (Slow Release Nitrogen) applied at 1.0 lbs. N/1000 SF
October	A complete fertilizer based on soil tests + PreM

All Bahia Sod:

March	A complete fertilizer based on soil tests + Pre M
April	Nitrogen (soluble Nitrogen) applied at 0.5 lbs. N/1000 SF)
June	SRN (Slow Release Nitrogen) applied at 1.0 lbs. N/1000 SF)
August	Apply Supplemental Iron sulfate or chelated iron in liquid applications
October	A complete fertilizer based on soil tests

All Paspalum Sod:

March	A complete fertilizer based on soil tests + PreM
April	N (Soluble Nitrogen) applied at .5 lbs. N/1000 SF
May	SRN (Slow Release Nitrogen) applied at 1.0 lbs. N/1000 SF
July	A complete fertilizer based on soil tests
August	Fe (for foliar apps, use ferrous sulfate @ 2 oz. /3-5 gal H ₂ O/1000 SF). If Fe is applied to an acidic soil, use 1 lb. of iron sulfate/1000 SF. If soil is calcareous, use the container label recommended rate of an iron chelate.)
September	SRN (Slow Release Nitrogen) applied at 1.0 lbs. N/1000 SF
November	A complete fertilizer based on soil tests + PreM

The contractor shall submit a fertilizer label to resident project representative for approval prior to application.

At times environmental conditions may require additional applications of nutrients, augmenting the above fertilization programs to ensure that turf areas are kept uniformly GREEN, healthy and in top condition. It shall be the responsibility of the contractor to determine specific needs and requirements and notify the resident project representative when these additional applications are needed.

Fertilizers containing iron shall be removed from all hard surfaces to avoid staining before the sprinklers are activated after application of the fertilizer. Any stains caused by a failure to do so will be the responsibility of the contractor to remove.

Soil test samples shall be taken twice a year by the contractor to determine the presence of Phosphorus and whether changes in the fertilizer pH or formulations are required. Test results will be provided to the District. Should changes be of merit, the contractor shall notify the District in writing prior to the implementation of such changes.

Fertilizer shall be applied in a uniform manner. If streaking of the turf occurs, correction will be required at no additional cost to owner. Fertilizer shall be swept/blown off of all hard surfaces onto lawns or beds in order to avoid staining. **IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ANY STAINS FROM ANY HARD SURFACES ON THE PROPERTY CAUSED BY ITS NEGLIGENCE OF FERTILIZER APPLICATION.** Fertilizer shall not be applied within fifteen (15) feet from the landward extent of any surface water. Spreader deflector shields are required when applying fertilizer by use of any broadcast or rotary spreader. Deflector shields must be positioned such that fertilizer granules are deflected away from all impervious surfaces and surface waters.

SHRUB, TREE & GROUNDCOVER FERTILIZATION:

For purposes of bidding, All SHRUBS, GROUNDCOVERS and TREES shall be fertilized according to the following specifications:

3 Times a year – (March, June, October)

A complete fertilizer (formula will vary according to soil test results) at a rate of 4-6 lbs. N/1000 sq. ft. /year. (A minimum 50% Nitrogen shall be in a slow-release form)

Fertilizer shall be applied by hand in a uniform manner, broadcast around the plants, but never in direct contact with stems or trunks. Fertilizer shall never be piled around plants. All fertilizer remaining on the leaves of the plants is to be brushed or blown off. **IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPLACE ANY PLANT MATERIAL DAMAGED BY FERTILIZATION BURN DUE TO ITS NEGLIGENCE.**

PALM FERTILIZATION:

All Palms shall receive a fertilizer with 100% CRN and a micronutrient pack in slow release form per 100 SF of palm canopy four times per year (March, June, September, November). All micronutrients must be in water soluble form. Fertilizer shall be broadcast evenly under the dripline of the canopy but must be kept at least 6" from the palm trunk.

Fertilizer shall not be billed equally on a monthly basis, but invoiced the month after application.

The contractor shall provide the District with all fertilizer analysis tags from the fertilizer in order to verify correct formulation and quantity. Payment will not be made until correct quantity and

formulation has been verified and applied. Contractor must notify the District five (5) working days in advance of the day the property is scheduled to be fertilized. Failure on the part of the contractor to so notify the District may result in the contractor forfeiting any and all rights to payment for the applications made without notification.

PART 3

PEST CONTROL

Insects and Disease in Turf Insect and disease control spraying on turf shall be provided by the contractor every month with additional spot treatment as needed. The contractor is responsible for the identification and eradication/control of disease and insect damage including but not limited to: scale, mites, fungus, chinch bugs, grubs, nematodes, fire ants, mole crickets, etc. The contractor shall pay for chemicals. Please list all chemicals that you will include in your fertilizer applications in the space allocated for "formula" under the fertilization section in the bid form. Also include the cost of these chemicals as part of the fertilizer application. Any anticipated additional treatments shall be included in the Pest Control portion of the bid form.

Insects and Disease Control for Trees, Palms and Plants The Contractor is responsible for treatment of insects and diseases for all plants. The appropriate insecticide or fungicide will be applied in accordance with state and local regulations, and as weather and environmental conditions permit. The contractor shall pay for chemicals. There are several afflictions that may be detrimental to the health of many trees and palms. The contractor will be fully responsible in the treatment of such afflictions. At the District's discretion, this may include the quarterly inoculation of all palms susceptible to Lethal Yellowing and/or Texas Phoenix Palm Decline. The cost of these inoculations should be included as a separate line item in your Pest Control price. The contractor is to identify those species of palms susceptible and supply a list of species and quantities with proposal. Each susceptible palm shall receive quarterly injections. Each injection site/valve can be used only twice. The third quarterly injection requires a new valve and injection site. The contractor is asked to provide cost per injection (material & labor) multiplied by quantity of susceptible palms multiplied by four inoculations per year in bid form. **The District reserves the right to subcontract out any and all OTC Injection events. This will not be included in the Contract Amount.**

The contractor is required to inspect all landscaped areas during each visit for indication of pest problems. When control is necessary, it is the responsibility of the contractor to properly apply low toxicity and target-specific pesticide. If pesticides are necessary they will be applied on a spot treatment basis when wind drift is a threat.

Careful inspection of the property on each visit is crucial to maintaining a successful program. It is the contractor's full responsibility to ensure that the person inspecting the property is properly trained in recognizing the symptoms of both insect infestations and plant pathogen damage (funguses, bacteria, etc.). It is also the contractor's responsibility to treat these conditions in an expedient manner.

It shall also be the contractor's responsibility to furnish the resident project representative with a copy of the Pest Management Report (a copy of which is included), which he is to complete at every service as well as all certifications (including BMP Certifications) of all pesticide applicators. The contractor shall familiarize itself with all current regulations regarding the applications of pesticides and fertilizers.

If at any time the District should become aware of any pest problems it will be the contractor's responsibility to treat pest within five (5) working days of the date of notification.

FIRE ANT CONTROL

The contractor is required to inspect property each visit for evidence of fire ant mounds and immediately treat upon evidence of active mounds. In small areas control can be achieved by individual mound treatment. Active mounds in larger turf areas will require broadcast application of bait.

For informational purposes only, the contractor is asked to provide the cost for the annual application of Top Choice in all designated parks and clubhouse finished landscaped and irrigated areas on the Plans/Maintenance Exhibit. This is not to include lake banks behind the residential properties or between ponds and conservation areas.

Pest Control will not be included as a standard line item in each monthly billing, but shall be invoiced as a separate line item the month after service is rendered.

PART 4

IRRIGATION SYSTEM MONITORING AND MAINTENANCE

Irrigation System. Contractor shall inspect and test the irrigation system components within the limits of the District a minimum of one (1) time per month. Areas shall include all existing irrigation systems to date. This shall include all existing irrigation systems.

These inspections shall include:

A. Irrigation Controllers

1. Semi-automatic start of the automatic irrigation controller
2. Check for proper operation
3. Program necessary timing changes based on site conditions & time DST
4. Lubricate and adjust mechanical components
5. Test back up programming support devices

B. Water Sources

1. Visual inspection of water source
2. Clean all ground strainers and filters
3. Test each pump at design capacities **weekly**; inform District Manager of any problems immediately. This is to minimize the time a water source is down. Contractor shall also confirm weekly that all backflow preventers are on and operating properly, if applicable.
4. Test automatic protection devices

C. Irrigation Systems

1. Manual test and inspection of each irrigation zone in its entirety
2. Clean and raise heads as necessary
3. Adjust arc pattern and distance for required coverage areas
4. Clean out irrigation valve boxes

D. Report

1. Irrigation operation time
2. Irrigation start time
3. Maintenance items performed
4. General comment and recommendations

The above list is for routine maintenance and adjustment of the existing irrigation system components. Locating and repairing or replacing automatic valves or control wires and irrigation controller or pump repairs as well as other larger scale repairs are to be considered additional items. Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

Routine irrigation maintenance is to be completed monthly. Each zone is to be turned on and operated for as long as necessary to verify proper operation. Each head, seal, nozzle, and strainer are to be inspected for adjustment and shall be aligned, packed, cleaned, and repaired, as necessary. Shrubs, groundcovers, and turf around sprinkler heads shall be trimmed to always maintain maximum clearance for the greatest coverage. It shall be the Contractor's responsibility to ensure all drip tubing is covered with mulch prior to Contractor leaving the property. All below ground repairs including valves, pumps and wiring require an estimate for all such repairs. Upon written approval from Management, Contractor shall proceed. In the event of an emergency, Contractor shall make a diligent effort to contact, with the approximate price or estimate of repairs, the District Management or their assign prior to making such repair.

Upon being awarded contract, Contractor shall have a period of thirty (30) days from date of commencement to perform a thorough audit of the entire irrigation system listing items that need repair/replacement in order for the system to operate properly. A separate audit may be provided by the Contractor listing those items that would improve the irrigation system. Any action taken regarding the Irrigation Audit will be at the Board of Supervisor's discretion.

Assuming the Board of Supervisors approves the repairs listed in the 30-day audit and after such repairs have been made, after the thirty (30) day period has expired and for the duration of the contract, Contractor shall assume responsibility for any and all unreported maintenance deficiencies, including parts and labor, associated with the irrigation system of 2 inches or less, to include sprinkler heads, nozzles, drip main and delivery lines and any associated fittings. Said repairs shall be performed immediately and are included in the contract price. The District Manager shall be notified what day and time of the week the irrigation tech will be available servicing the community. The Contractor will keep detailed irrigation reports consisting of run times and correct operation of the system. A copy of this report will be maintained by the Contractor and a copy delivered to the District Manager or his designee, along with the weekly report. At no time shall the Contractor leave the property knowing of the need for a repair and not reporting it.

Watering schedules shall meet all government regulations, and zone times will be adjusted depending on job conditions, climactic conditions and all watering restrictions of Lake County or any other governmental agencies. It is the responsibility of the Contractor to ensure the turf and plant material remains healthy. If the Contractor finds that the irrigation system cannot adequately cover the District in the allotted time, it will be the Contractor's responsibility to bring this to the attention of the District representative and apply for a variance. Violations and/or fines imposed by any local or state agency will be deducted from the Contractor's monthly payment.

Emergency service shall be available after normal working hours and an emergency telephone number

will be provided to Management or their assign. Broken mainlines and irrigation valves stuck in the "open" position are to be considered emergencies.

Freeze Protection. The Contractor shall describe ability and cost per application to provide freeze protection for pumps/wells.

PART 5

INSTALLATION OF MULCH

At District's request and after prior approval by the District Manager, Contractor shall top dress all currently landscaped areas as shown on the plans/maintenance map (landscaped beds, tree rings, parks, etc.) with Grade "A" Medium Pine Bark Mulch. In doing so, Contractor shall ensure that all mulched areas are brought to a minimum depth of three (3) inches after compaction. Contractor is responsible for all necessary clean up related to this procedure.

Contractor agrees to provide reasonably neat and defined lines along edges of all mulched areas. This is done to facilitate mechanical edging of these areas. Additionally, Contractor shall properly trench all bedlines adjacent to concrete surfaces. Trenches shall be 3" deep and beveled. Mulched beds on slopes adjacent to turf shall also be trenched to a depth of 3" and beveled to reduce mulch washout. Mulch shall not be piled around tree trunks or bases of plants. Any mulch "volcanoes" around tree trunks shall be corrected immediately at no additional cost to the District.

Contractor agrees to ensure that mulch caught in plant material will be shaken or blown from plants, so that upon completion there is no plant material left covered with mulch.

If, after installation is complete and it is determined that additional mulch (Pine Bark) is required to attain the required 3" depth, sufficient mulch shall be supplied by Contractor at no additional cost to District.

This item will not be included in the contract amount and shall be invoiced separately the month after service is rendered. Contractor shall provide a price per cubic yard and estimated quantities to be installed per top dressing (based on his own field measurements) and shall submit with bid.

The District reserves the right to subcontract out any and all mulching events.

PART 6

SEASONAL COLOR/PERENNIAL MAINTENANCE AND INSTALLATION

A. Seasonal Color Bed Preparation

Contractor shall be totally responsible for the soil make up within each flower bed. Amendments such as, but not limited to Peat Moss, sand, organic matter, fertilizers, and fungicides may be used to create a quality growing medium in order for the annuals to flourish.

Beds shall be tilled to a depth of eight (8) to 14 inches with all amendments thoroughly incorporated into the soil mix.

Contractor shall be responsible for all bed preparation and soil amendments necessary to provide a grade A quality seasonal color display. Contractor shall be responsible for taking general and micronutrient tests of annual bed areas. District and/or District Manager shall receive copies of test results and a list of actions to be taken by Contractor to correct all problems identified on the report.

Bed areas shall be formed to create a moderate crown. Contractor shall remove rocks and debris and shall trench all sides of beds that face curb or turf at a depth of three (3) inches before final mulching.

Annuals shall be hand watered at the time of installation.

B. Seasonal Color Installation

Contractor shall be responsible for measuring and confirming the quantities for each annual rotation for all existing annual bed areas based on the existing beds on the property at the time of bid submittal and on the plant spacing as specified. Contractor shall be responsible for planting the specified size and quantity of plant material using designs pre-approved by the District and/or District Manager.

C. Seasonal Color Replacement

Contractor shall replace at their expense any annual that dies, fails to thrive or is damaged by insects/disease or fails to maintain a healthy, vigorous appearance in the opinion of the District and/or District Manager. The Contractor will remove dead or dying annuals before the appearance of such annuals could be reasonably described as an eyesore. If the beds are left bare prior to the next planting, the Contractor will keep such beds free of weeds at all times until the next planting rotation occurs.

D. Mulching

Bed areas shall have one-fourth (1/4) inch of finely ground mulch at all times, not allowing bare soil areas to be visible.

E. Deadheading and Pruning

Deadheading: Declining flowers and foliage should be removed weekly.

Pruning: Plants shall be pruned to avoid plants becoming leggy or unsightly; also to maintain a consistent uniform mass.

F. Fertilization

Contractor shall have full responsibilities of determining the proper formulations and rates of all fertilizers to maintain healthy vigorous plants. Contractor shall be expected to apply any minor nutrients necessary to maintain healthy plants. Contractor shall be responsible for removing any excess fertilizer from paved surfaces, curbs, and sidewalks.

G. Insect and Disease Control

Contractor shall be responsible for weekly inspections of the entire property and treatment of any insect or disease related problem, including mole crickets, chinchbugs, and grubs. Contractor shall be responsible for the control of fire ants throughout maintained areas. Mounds are to be removed and soil leveled to previous grade after ants have been killed. Contractor shall be responsible for removing any excess pesticide applications from paved surfaces, curbs, and sidewalks within four (4) hours after application has occurred.

H. Watering

Contractor shall be responsible for monitoring the moisture levels in irrigated and non-irrigated bed areas and reporting any problems, in writing, that may be present during the maintenance visit. Contractor shall be responsible for damage to items that were not reported to the Owner and District Manager in writing and will be responsible for replacement of these items.

Contractor shall not be responsible for the manual watering of any plant material unless plant material is under warranty. When new seasonal color is installed, Contractor shall be responsible for supplemental watering only until plants become established. *(Line Item: Watering)*

I. Bed Weed Control

Weeds shall be controlled in bed areas by mechanical, physical and chemical methods. Bed areas are to be maintained weed free. Contractor shall be responsible for removing any chemicals used to control weeds from paved surfaces, curbs, and sidewalks.

J. Perennial Maintenance

Perennials such as but not limited to Rose, Allamanda, Daylilies, Rudbeckia, Sedum, Iris, Daffodils, Lantana, etc. shall be pruned removing all spent blooms, flower stalks, and dormant and declining foliage. The timing of this pruning may be seasonal, Owner and/or District Manager request, or for the aesthetic improvement of the landscape. Any additional fertilizer, fungicide, insecticide or other chemicals needed to keep plants at optimum health shall also be included.

This item will not be included in the contract amount. Contractor shall provide a price per 4" annual to be installed up to four (4) times per year and shall submit with bid. This work shall be invoiced separately in the month after service is rendered.

The District reserves the right to subcontract out any and all annual installation events.

ADDITIONAL SERVICES

Please provide any additional landscape and irrigation maintenance services offered.

Examples include:

- Emergency Clean Up
- Storm Cleanup
- Irrigation Services outside of contract
- Freeze Protection
- After Hours Emergency Irrigation Services

[END OF SECTION]
MAINTENANCE MAP

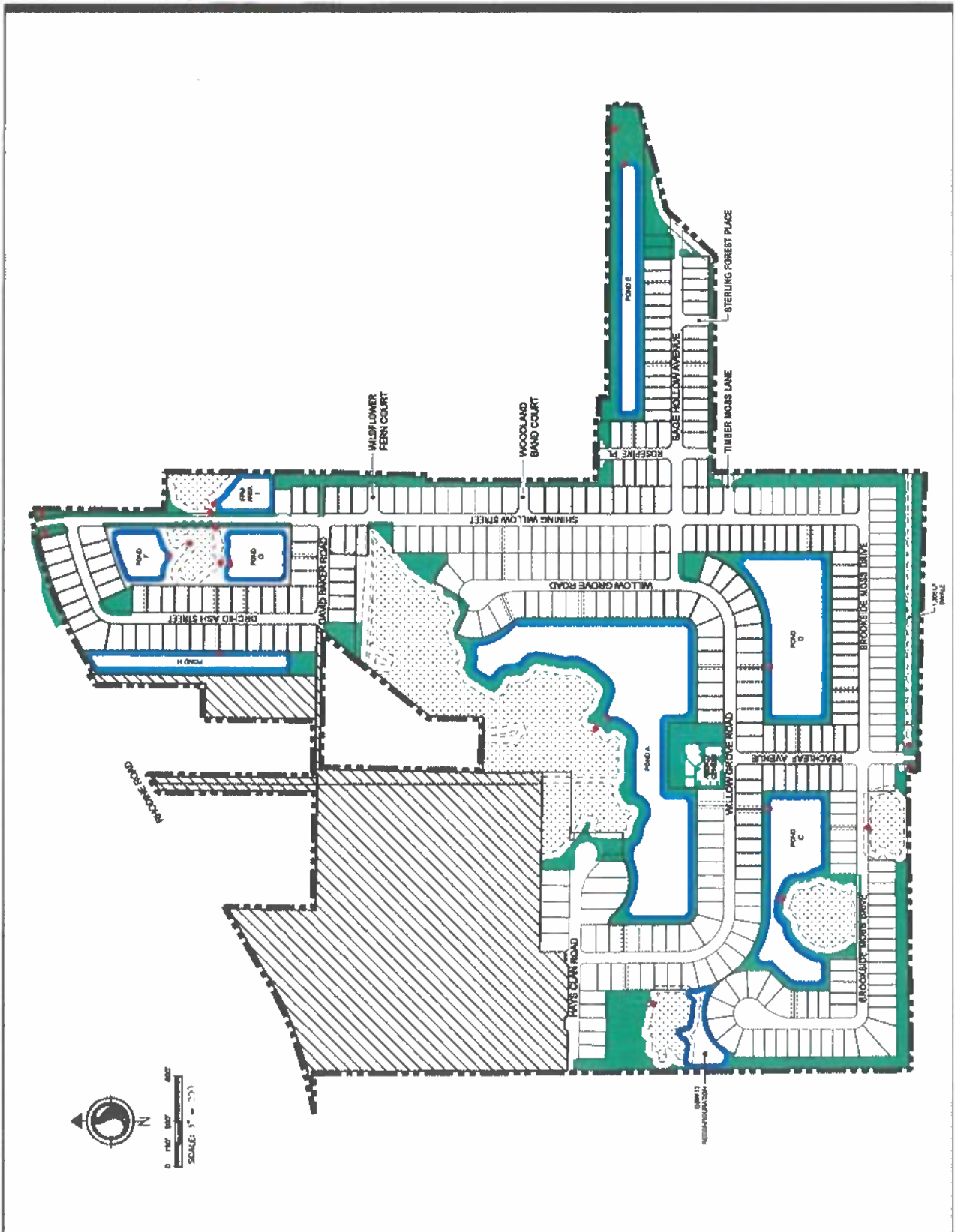
- ECO KNOWLEDGE
- EXISTING LINE
- CONTROL STRUCTURE
- LANDSCAPE MAINTENANCE
- POND BANK MAINTENANCE
- UNPLANTED
- WETLAND WITH 20% RETAIN

BELMONT RESERVE
COMMUNITY DEVELOPMENT DISTRICT

10/12/2017

MAINTENANCE MAP

X03



**Belmond Reserve Community Development District
Evaluation Criteria
for Landscape and Irrigation Maintenance Services**

1.	Location and Personnel	25 Points
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Locations of the Proposer's headquarters or permanent office in relation to the project; capabilities and experience of key personnel, including the project manager and field supervisor; present ability to manage the work; evaluation of existing workload; proposed staffing levels, etc.

2	Experience and Available Equipment	20 Points
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Past record and experience of the Proposer in similar projects; volume of work previously performed by the Proposer; past performance for other community developments districts in other contracts; character, integrity, reputation of Proposer, availability of equipment necessary for the project etc.

3	Understanding of the RFP and Scope of Services	25 Points
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Extent to which the proposal demonstrates an understanding of the District's needs for the services requested. Extent to which the proposal includes all information as requested by the District including product specifications, pricing, scheduling, staffing, qualifications, etc. Extent to which the proposal is completed as directed. Extent to which the proposal demonstrates clearly the ability to perform these services.

4	Price	30 Points
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A full 30 points will automatically be awarded to the Proposer submitting the lowest "Total Bid Price". All other Proposers will receive a percentage of this amount based upon a formula which divides the low bid by the Proposer's bid and is then multiplied by the number of points possible in this part of the Price evaluation.

*Proposer "A" turns in a bid of \$200,000 and is automatically deemed to be low bid and will receive the full 30 points. Proposer "B" turns in a bid of \$250,000. Bid "A" is divided by Bid "B" then multiplied by the number of points possible. $(200,000/250,000) \times 30 = 24$.

Total Possible Points for Each Bidder's Proposal	100 Points
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Country Greens Community Development District

**Official Proposal Form for
Solicitation of Proposals for Landscape and Irrigation Maintenance Services**

Name of Proposer: Pine Lake Services, LLC

In accordance with the solicitation of proposals issued by the Belmond Reserve Community Development District the undersigned proposes to provide all work necessary to perform the scope of services as described in the Project Manual.

Proposer submits that it can perform the work described above summarized as follows and as more specifically described in Proposer's proposal:

1. Turf Maintenance	ALL Maintenance	\$	<u>99,476.00</u>
2. Shrub And Groundcover Maintenance	& Turf Fertilizer & Pest Control	\$	<u>8,910.00</u>
3. Tree Maintenance	Palm Trimming 2x/Year	\$	<u>1,126.00</u>
4. General Site Maintenance: Trash And Debris Disposal		\$	<u>Included</u>
5. Irrigation System		\$	<u>3,900.00</u>

Total Yearly Cost for the first year of the above items	\$	<u>113,412.00</u>
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6. Annuals Maintenance/Installation	\$	<u>1,254.24</u>
7. Mulching for Tree and Shrub/Groundcover Bed Areas	\$	<u>18,687.50</u>

Estimate of total cubic yards proposed to service the property: 325

Cost of Mulch Per Cubic Yard \$ 57.50

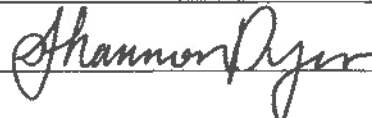
Irrigation Hourly Rate for items not included in the Scope of Services: \$ 80.00

Proposer, thoroughly reviewed all components of the Project Manual and has a thorough understanding of the work required, the site and conditions where the work is to be performed, local labor conditions and all laws, regulations and other factors affecting performance of the work, having knowledge of the expense and difficulties attending performance of the work, and having fully inspected the site in all particulars, hereby proposes and agrees, if Proposer's proposal is accepted, to enter into the Proposed Agreement with the District.

Name of Authorized Signatory of Proposer: Shannon Dyer

Title of Authorized Signatory of Proposer: Business Developer

Signature of Authorized Signatory of Proposer: _____



Landscape and Irrigation Maintenance Services Agreement

This Landscape and Irrigation Maintenance Services Agreement (this “**Agreement**”) is entered into as of _____, 2025 between the **Belmond Reserve Community Development District**, a local unit of special-purpose government organized and established under Chapter 190, Florida Statutes (the “**District**”) and _____, a _____, registered to do business in the State of Florida (the “**Contractor**”).

Background Information:

The District owns, operates, and maintains certain landscaping within and around the District. The District desires to retain an independent contractor to provide landscape and irrigation maintenance services for certain lands within and around the District. Contractor submitted a proposal and represents that it is qualified to serve as a landscape and irrigation maintenance contractor and provide services to the District. In consideration of the Contractor’s agreement to perform the services described below and the District’s agreement to compensate the Contractor the parties desire to enter into this Agreement.

Operative Provisions:

1. **Incorporation of Background Information.** The background information stated above is true and correct and by this reference is incorporated by reference as a material part of this Agreement.
2. **Contractor’s Representations.** In order to induce the District to enter into this Agreement, Contractor makes the following representations, upon which the District has actually and justifiably relied:
 - a. That Contractor has examined and carefully studied the project site, and that Contractor has the experience, expertise, and resources to perform all required work.
 - b. That Contractor has visited the site and at least a fair representative sample of the project area and become familiar with and is satisfied as to the general, local, and site conditions that may affect cost, progress, performance or furnishing of the work to be performed pursuant to this Agreement.
 - c. The Contractor agrees to be responsible for the care, health, maintenance, and replacement, if necessary, of the existing landscaping, in its current condition, and on an “as is” basis.
 - d. The Contractor shall be strictly liable for the decline or death of any plant material, regardless of whether such decline or death is due to the negligence of the Contractor, except that the Contractor shall not be responsible for fire, cold, storm or wind damage, incurable or uncontrollable diseases, or damage due to vandalism, upon written notice to the District.
 - e. No changes to the compensation set forth in this Agreement shall be made based on any claim that the existing landscaping was not in good condition or that the site was unsuitable for such landscaping.
 - f. That Contractor is familiar with and can and shall comply with all federal, state, and local laws and regulations that may affect cost, progress, performance, and furnishing of the work to be performed pursuant to this Agreement.
3. **Description of Work.**
 - a. The work to be performed shall include all labor, material, equipment, supervision, and transportation necessary to perform the services as described in the Scope of Services attached hereto as **Exhibit A** (the “**Work**”) in the locations shown in the maintenance map attached hereto as **Exhibit C**.
 - b. Contractor’s Official Proposal Form is attached hereto as **Exhibit B**.

- c. The Contractor agrees that the District shall not be liable for the payment of any work or services unless the District (including irrigation repair work), through an authorized representative of the District, authorized the Contractor, in writing, to perform such work.
4. **Additional Work.** If the District should desire additional work or services, or to add additional lands to be maintained, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the parties shall agree in writing to an addendum, amendment, or work order authorization. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the parties and agreed to in writing.
5. **Emergency Services.** In the event of an emergency or disaster, Contractor shall provide the District the following services:
 - a. Debris removal services shall be available on a timely basis and at a reasonable price. Prior to mobilization for debris removal activities, Contractor shall provide District, in writing, hourly rates for personnel, and equipment. Unreasonable rates will be rejected. All overhead costs are inclusive in the hourly rates.
 - b. Hourly rates for equipment apply only when equipment is operating and includes all associated costs such as operator, fuel, maintenance, and repair.
 - c. Personnel and equipment hourly rates include only those hours that Contractor's personnel are performing the debris removal activities. Stand-by time is not an eligible expense.
 - d. Disaster recovery assistance services shall not exceed a total of 70 hours worked for each emergency/disaster.
 - e. Contractor shall maintain and supply District all the necessary and adequate documentation on all emergency/disaster-related services to support reimbursement by other local, state, or federal agencies.
 - f. District reserves the right to immediately terminate all disaster recovery assistance activities under this Agreement for any reason. District will not be held responsible for any loss incurred by Contractor as a result of District's election to terminate these activities pursuant to this paragraph.
6. **Manner of Performance.**
 - a. While performing the Work, the Contractor shall assign such experienced staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Work in accordance with the specifications.
 - b. All Work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be of the very highest quality at least in accordance with industry standards and best management practices, such as IFAS.
 - c. The performance of all services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.
 - d. The Contractor shall assign the same work personnel and supervisors to the District to maintain the property in a consistent manner by workers that are familiar with the property and the procedures expected.
 - e. Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement at no additional cost to the District.
 - f. Contractor shall use due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair, at its sole cost, any damage resulting from the Work within 24 hours of the damage occurring or receiving written notice, whichever is earlier to the satisfaction of the District.
 - g. Contractor is responsible for vehicular safety within the community and shall use the proper

warning safety equipment. Any motorized equipment used on the roadways of the community must be legally equipped.

- h. Contractor shall replace, at Contractor's expense, all plant material that, in the opinion of the District fails to maintain a healthy, vigorous condition as a result of the Contractor's failure to perform the Work specified herein.
 - i. It is the responsibility of the Contractor to notify the District in writing of any conditions beyond the control of the Contractor or Work that may result in the damage and/or loss of plant material, vegetation, sod, or other landscaping. This responsibility includes but is not limited to the following: vandalism and/or other abuse of property, areas of the site that continually hold water, areas of the site that are consistently too dry. Contractor shall provide such items via written notice together with recommended solutions and related costs. Failure of the Contractor to report such items shall result in the Contractor incurring full responsibility and cost for repairs or replacements.
 - j. In the event that time is lost due to heavy rains ("**Rain Days**"), the Contractor agrees to reschedule its employees and divide their time accordingly to complete all scheduled services during the same week as any Rain Days. The Contractor shall provide services on Saturdays if needed to make up Rain Days with prior notification to and approval by, the District's representative.
 - k. The District shall be contacted at least 48 hours ahead of time when services cannot be performed by Contractor on schedule and an alternate time shall be scheduled in accordance with the District's rules and regulations for operations of contractors on site. The District may at any time request alterations to the general maintenance service timing provided that the Contractor may accomplish the request without incurring additional expense for equipment, materials, or labor.
7. **Time of Commencement.** The work to be performed under this Agreement shall commence on the date of this Agreement. Contractor shall provide the District the requisite insurance referenced herein and prior to commencing any work.
8. **Term and Renewal.** The initial term of this Agreement shall be for 1 year from the date of this Agreement. At the end of the initial term, the Agreement shall automatically renew for subsequent 1 year terms pursuant to the same contract provisions as the initial term, until terminated by either party pursuant to the termination provision below.
9. **Termination.**
- a. Contractor may terminate this Agreement with 60 days' written notice with or without cause. Termination notice must be sent to and received by the District by certified mail or email. The 60-day notice shall commence on the day of actual receipt of said written notice by the District.
 - b. The District may, in its sole and absolute discretion, whether or not reasonable, on 30 days' written notice to Contractor, terminate this Agreement at its convenience, with or without cause, and without prejudice to any other remedy it may have. Termination notice must be sent to the Contractor by certified mail or email. The 30-day notice shall commence on the day of mailing of said notice to the Contractor.
 - c. Upon termination of this Agreement, the Contractor shall be entitled to receive payment for work executed, subject to whatever claims or off-sets the District may have against the Contractor.
 - d. On a default by Contractor, the District may elect not to terminate this Agreement, and in such event it may make good the deficiency in which the default consists, and deduct the costs from the payment then or to become due to Contractor. The District specifically reserves all rights available under the law or equity should there be a default by Contractor which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

10. District Representatives and Inspections.

- a. The District hereby designates the District Manager, Field Manager, and other representatives of the District Manager's office to act as the District's representatives. The District's representatives shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Work.
- b. The Contractor agrees to meet with a District representative no less than 1 time per month to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement. At that time, the District will compile a list of landscape related items that should be performed before the next walk through.
- c. The District will be responsible for scheduling the monthly inspections. The District must have no less than 14 days' notice if there is a need to reschedule.
- d. All scheduled inspections will proceed with or without the attendance of the Contractor. Notwithstanding, Contractor is responsible for a weekly inspection of the entire property subject to the Work.
- e. If the District representatives identify any deficient areas, the District representatives shall notify the Contractor through a written report or otherwise. The Contractor shall then within the time period specified by the District representatives, or if no time is specified within 48 hours, explain in writing what actions shall be taken to remedy the deficiencies. Upon approval by the District, the Contractor shall take such actions as are necessary to address the deficiencies within the time period specified by the District, or if no time is specified by the District, then within 3 days and prior to submitting any invoices to the District.

11. Compensation

- a. As compensation for the Work (including any additional work described in **Exhibit A** authorized by the District) performed each month the District agrees to pay Contractor the following amounts:
 - i. For Parts 1 and 4 of the Work, which are performed on a monthly basis: \$_____.
 - ii. For Parts 2 and 3 of the Work, a not to exceed annual price for each Part as described in Contractor's Official Proposal Form attached hereto as **Exhibit B**.
 - iii. If the District elects to award the Contractor the work described in Parts 5 [Mulch] and Part 6 [Seasonal Color] of the Work, and only after receipt of written authorization by the District to proceed, the not to exceed annual price for each Part as described in Contractor's Official Proposal Form attached hereto as **Exhibit B**.
 - iv. For any irrigation services not included in the Work, and only after receipt of written authorization by the District to proceed, a not to exceed price of \$_____per hour.
- b. Contractor shall invoice the District monthly for services provided during the previous month. The format of the invoice and backup documentation shall strictly adhere to the requirements established by District and at a minimum shall include:
 - i. the District's name
 - ii. the Contractor's name
 - iii. the invoice date,
 - iv. an invoice number
 - v. a reference to a proposal number if applicable,
 - vi. the location (including the community if applicable),
 - vii. descriptive enough to allow reader to understand services performed
 - viii. an itemized listing of all costs billed on the invoice with a description of each service,
 - ix. the time frame within which the services were provided, and
 - x. the address or bank information to which payment is to be remitted.
- c. In the event services are not needed (dry times and mowing not needed on the frequency

designated in the Scope of Services), inclement weather, or other conditions outside the control of the Contractor that cause certain services to not be necessary or to be missed the Contractor shall inform the District on a weekly basis and provide a written plan of performing other services on the property, making up the missed services on a later date, or issuing a credit on invoices.

- d. The District shall provide payment within 45 days of receipt of invoices, unless such invoice is disputed as described below, in accordance with Florida's Prompt Payment Act, Section 218.70, Florida Statutes.
- e. If the District disputes or questions any part or all of an invoice, the District shall advise Contractor in writing of such questions or disputes within 10 days of the District's receipt of such invoice.
- f. In the event of any dispute regarding the Work performed to date and so long as the District is pursuing resolution of such dispute in an expeditious manner, Contractor, including any of Contractor's subcontractor(s) or agent(s) responsible for the Work, shall continue to carry on performance of the Work and maintain their progress during any such dispute, lawsuit or other proceeding to resolve the dispute, and District shall continue to make payments of undisputed amounts to Contractor in accordance with this Agreement.
- g. The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of lien releases or partial waivers of lien, to be submitted to the District by those subcontractors, material men, suppliers, or laborers, and further require that the Contractor provide an affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

12. Duties and Rights of Contractor. Contractor's duties and rights are as follows:

- a. *Responsibility for and Supervision of the Work:* Contractor shall be solely responsible for all work specified in this Agreement, including the techniques, sequences, procedures, means, and coordination for all work. Contractor shall supervise and direct the work to the best of its ability, giving all attention necessary for such proper supervision and direction.
- b. *Discipline, Employment, Uniforms:* Contractor shall maintain at all times strict discipline among its employees and shall not employ for work on the project any person unfit or without sufficient skills to perform the job for which such person is employed. All laborers and foremen of the Contractor shall perform all Work on the premises in a uniform to be designed by the Contractor. The shirt and pants shall be matching and consistent. At the start of each day, the uniform shall be reasonably clean and neat. No shirtless attire, no torn or tattered attire or slang graphic T-shirts are permitted. No smoking in or around the buildings will be permitted. Rudeness or discourteous acts by Contractor employees will not be tolerated. No Contractor solicitation of any kind is permitted on property.
- c. *Furnishing of Labor, Materials/Liens and Claims:* Contractor shall provide and pay for all labor, materials, and equipment, including tools, equipment and machinery, utilities, including water, transportation, and all other facilities and services necessary for the proper completion of work in accordance with this Agreement. Contractor waives any right to file mechanic's and construction liens. The Contractor shall keep the District's property free from any material men's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or

satisfy such claim or lien within 3 business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

- d. *Payment of Taxes, Procurement of Licenses and Permits, Compliance with Governmental Regulations:* Contractor shall pay all taxes required by law in connection with the Work, including sales, use, and similar taxes, and shall secure all licenses and permits necessary for proper completion of the Work, paying the fees therefore and ascertaining that the permits meet all requirements of applicable federal, state and county laws or requirements. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances, including conservation easements applicable to the District. If the Contractor fails to notify the District in writing within 5 days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or material men, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within 5 days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective immediately upon the giving of notice of termination.
- e. *Responsibility for Negligence of Employees and Subcontractors:* Contractor shall be fully responsible for all acts or omissions of its employees, its subcontractors and their employees, and other persons doing work under any request of Contractor.
- f. *Safety Precautions and Programs:* Contractor shall provide for and oversee all safety orders, precautions, and programs necessary for reasonable safety of the Work. Contractor shall maintain an adequate safety program to ensure the safety of employees and any other individuals working under this Agreement. Contractor shall comply with all OSHA standards. Contractor shall take precautions at all times to protect any persons and property affected by Contractor's work, utilizing safety equipment such as bright vests and traffic cones.
- g. *Monthly Maintenance Reports.* The Contractor has a duty to provide the District a monthly maintenance report, that highlights any significant work done in the previous month, and issues they encountered (including all prior work and history if a problem keeps occurring at the same location), and an update on any work on outstanding issues. This report must also include information and pictures of any issues with the irrigation system.

13. Indemnification.

- a. The Contractor does hereby indemnify and hold the District, its officers, agents and employees, harmless from liabilities, damages, losses and costs (including but not limited to reasonable attorney's fees) arising in any manner whatsoever from or out of Contractor's presence at the District for any purpose, including but not limited to performing the Work. The foregoing indemnification includes agreement by the Contractor to indemnify the District for conduct to the extent caused by the negligence, recklessness or intentional wrongful misconduct of the Contractor and persons or entities employed or utilized by the Contractor in the performance of this Agreement.
- b. *It is understood and agreed that this Agreement is not a construction contract as that term is referenced in Section 725.06, Florida Statutes, (as amended) and that said statutory provision does not govern, restrict or control this Agreement.*
- c. In any and all claims against the District or any of its agents or employees by any employee of the Contractor, any subcontractor, anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable, the indemnification obligation under this Agreement shall not be limited in any way as to the amount or type of damages, compensation

or benefits payable by or for the Contractor or any subcontractor under Workmen's compensation acts, disability benefit acts, or other employee benefit acts.

- d. The Contractor shall and does hereby indemnify and hold the District and anyone directly or indirectly employed by it harmless from and against all claims, suits, demands, damages, losses, and expenses (including attorney's fees) arising out of any infringement of patent or copyrights held by others and shall defend all such claims in connection with any alleged infringement of such rights.

14. Limitations on Governmental Liability. Contractor agrees that nothing herein will constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, Florida Statutes, or other statute or law. Any subcontractor retained by the Contractor will acknowledge the same in writing.

15. Insurance.

- a. Before performing any Work, Contractor shall procure and maintain, during the life of the Agreement, unless otherwise specified, insurance listed below. The policies of insurance shall be primary and written on forms acceptable to the District and placed with insurance carriers approved and licensed by the Insurance Department in the State of Florida. No changes are to be made to these specifications without prior written specific approval by the District.
 - i. Workers' Compensation: Contractor will provide Workers' Compensation insurance on behalf of all employees who are to provide a service under this Agreement, as required under applicable Florida Statutes and Employer's Liability with limits of not less than \$100,000.00 per employee per accident, \$500,000.00 disease aggregate, and \$100,000.00 per employee per disease. In the event the Contractor has "leased" employees, the Contractor or the employee leasing company must provide evidence of a Minimum Premium Workers' Compensation policy, along with a Waiver of Subrogation in favor of the District. All documentation must be provided to the District at the address listed below. No contractor or subcontractor operating under a worker's compensation exemption shall access or work on the site.
 - ii. Commercial General Liability: Commercial General Liability including but not limited to bodily injury, property damage, contractual, products and completed operations, and personal injury with limits of not less than \$2,000,000.00 per occurrence, \$2,000,000.00 aggregate covering all work performed under this Agreement.
 - iii. Automobile Liability: Including bodily injury and property damage, including all vehicles owned, leased, hired and non-owned vehicles with limits of not less than \$1,000,000.00 combined single limit covering all work performed under this Agreement.
 - iv. Umbrella Liability: With limits of not less than \$1,000,000.00 per occurrence covering all work performed under this Agreement.
- b. Each insurance policy required by this Agreement shall:
 - i. Apply separately to each insured against whom claim is made and suit is brought, except with respect to limits of the insurer's liability.
 - ii. Be endorsed to state that coverage shall not be suspended, voided, or canceled by either party except after 30 calendar days prior written notice, has been given to the District.
 - iii. Be written to reflect that the aggregate limit will apply on a per claim basis.
- c. The District shall retain the right to review, at any time, coverage, form, and amount of insurance.
- d. The procuring of required policies of insurance shall not be construed to limit Contractor's liability or to fulfill the indemnification provisions and requirements of this Agreement.
- e. The Contractor shall be solely responsible for payment of all premiums for insurance contributing to the satisfaction of this Agreement and shall be solely responsible for the

payment of all deductibles and retentions to which such policies are subject, whether or not the District is an insured under the policy.

- f. Certificates of insurance evidencing coverage and compliance with the conditions to this Agreement, and copies of all endorsements are to be furnished to the District prior to commencement of Work, and a minimum of 10 calendar days after the expiration of the insurance contract when applicable. All insurance certificates shall be received by the District before the Contractor shall commence or continue work.
- g. Notices of accidents (occurrences) and notices of claims associated with work being performed under this Agreement shall be provided to the Contractor's insurance company and to the District as soon as practicable after notice to the insured.
- h. Insurance requirements itemized in this Agreement and required of the Contractor shall be provided on behalf of all subcontractors to cover their operations performed under this Agreement. The Contractor shall be held responsible for any modifications, deviations, or omissions in these insurance requirements as they apply to subcontractors.
- i. All policies required by this Agreement, with the exception of Workers' Compensation, or unless specific approval is given by the District, are to be written on an occurrence basis, shall name the District, its supervisors, officers, agents, employees and volunteers as additional insured as their interest may appear under this Agreement. Insurer(s), with the exception of Workers' Compensation on non-leased employees, shall agree to waive all rights of subrogation against the district, its supervisors, officers, agents, employees or volunteers.

16. Subcontractors. The Contractor shall not award any of the Work to any subcontractor without prior written approval of the District. The Contractor shall be as fully responsible to the District for the acts and omissions of its subcontractors, and of persons either directly or indirectly employed by them, as the Contractor is for the acts and omissions of persons directly employed by the Contractor. Nothing contained herein shall create contractual relations between any subcontractor and the District.

17. Relationship Between the Parties. It is understood that the Contractor is an independent contractor and shall perform the services contemplated under this Agreement. As an independent contractor, nothing in this Agreement shall be deemed to create a partnership, joint venture, or employer-employee relationship between the Contractor and the District. The Contractor shall not have the right to make any contract or commitments for, or on behalf of, the District without the prior written approval of the District. The Contractor assumes full responsibility for the payment and reporting of all local, state, and federal taxes and other contributions imposed or required of the Contractor during the performance of services to the District.

18. No Third Party Beneficiaries. This Agreement is solely for the benefit of the District and the Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Contractor and their respective representatives, successors, and assigns.

19. Public Entity Crimes. Pursuant to Section 287.133(3)(a), Florida Statutes:

A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or

repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017 for CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

Contractor represents that in entering into this Agreement, the Contractor has not been placed on the convicted vendor list within the last 36 months and, in the event that the Contractor is placed on the convicted vendor list, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

20. Scrutinized Companies. Pursuant to Section 287.135, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor has not been designated as a “scrutinized company” under the statute and, in the event that the Contractor is designated as a “scrutinized company”, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

21. E-Verification. Pursuant to Section 448.095(2), Florida Statutes,

- a. Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security’s E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
- b. If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District will terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes.
 - i. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor will immediately terminate its contract with the subcontractor.

22. Anti- Human Trafficking. Pursuant to Section 787.06, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor does not use coercion for labor or services as defined in the statute. The Contractor is required to provide an affidavit, signed by an officer or a representative of the Contractor with this representation, addressed to the District, as required by Section 787.06(13), Florida Statutes.

23. Public Records. As required under Section 119.0701, Florida Statutes, Contractor shall (a) keep and maintain public records required by the District in order to perform the service, (b) upon request from the District’s custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of this Agreement term and following completion of this Agreement if the Contractor does not transfer the records to District, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Contractor upon termination of this Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 566-1935, OR BY EMAIL AT JOSEPH.GONZALEZ@INFRAMARK.COM, OR BY REGULAR MAIL AT 313 CAMPUS ST, CELEBRATION, FL 34747.

24. **Waivers.** The failure of any party hereto to enforce any provision of this Agreement shall not be construed to be a waiver of such or any other provision, nor in any way to affect the validity of all or any part of this Agreement or the right of such party thereafter to enforce each and every such provision. No waiver of any breach of this Agreement shall be held to constitute a waiver of any other or subsequent breach.
25. **Governing Law and Venue.** This Agreement shall be governed under the laws of the State of Florida with venue in the county where the District is located.
26. **Enforcement of Agreement.** In the event it shall become necessary for either party to institute legal proceedings in order to enforce the terms of this Agreement, the prevailing party shall be entitled to all costs, including reasonable attorney's fees at both trial and appellate levels against the non-prevailing party.
27. **Amendment.** This Agreement may not be altered, changed or amended, except by an instrument in writing, signed by both parties hereto.
28. **Assignment.** This Agreement is not transferrable or assignable by either party without the written approval of both parties. In the event that the Contractor is purchased by, acquired by, or merges with another company, the new company must request the District's written consent to the company's assumption of this Agreement.
29. **Arm's Length Transaction.** This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
30. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.
31. **Authorization.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.
32. **Notices.** Whenever any party desires to give notice to the other party, it must be given by written notice, sent by email, certified United States mail with return receipt requested, or a nationally recognized express transportation company to the addresses below. In the event that any party undergoes a change in address or contact information, notification to the other party shall be made.

a. If to Contractor: NAME

ADDRESS
ADDRESS

b. If to District: Belmond Reserve Community Development District
c/o Inframark
2005 Pan Am Circle, Ste 300
Tampa, Florida 33607

33. Severability. If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall remain in full force and effect.

34. Entire Agreement. This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party. This Agreement shall supersede and subsume any prior agreements. To the extent that any provisions of this Agreement conflict with the provisions in any exhibit, the provisions in this Agreement shall control over provisions in any exhibit.

IN WITNESS WHEREOF, the parties hereto have signed and sealed this Agreement on the day and year first written above.

COMPANY NAME

**Belmond Reserve
Community Development District**

Name: _____
Title: _____

Name: _____
Title: Chair/Vice Chair, Board of Supervisors

Exhibit A: Scope of Services
Exhibit B: Contractor's Bid Form
Exhibit C: Maintenance Map

**Weekly Landscaping Maintenance Report
for the Belmont Reserve Community Development District**

Date of maintenance visit: _____ Supervisor: _____

Listing of problems and locations (include color pictures and addresses or intersections):

1. Insect and plants: _____

2. Disease and plants: _____

3. Nutrient problems and plants: _____

4. Dry plants: _____

5. Wet plants: _____

6. Dead plants removed: _____

7. Tree service work needed: _____

8. Irrigation damage and repairs: _____

Extra work performed:

1. Number of workers: _____
2. Their title(s): _____
3. Hours per worker: _____
4. Description of work performed: _____

List of any items the District needs to know of or any extra work that is recommended to be performed outside of the scope of the Agreement (include estimate of time to perform the work). _____

**Affidavit for
Public Entity Crimes, Scrutinized Companies, E-Verify, and Non-Collusion**

*[Solicitation of Proposals for Landscape and Irrigation Maintenance Services]
Country Greens Community Development District*

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

Name of Proposer: Pine Lake Services, LLC

I am authorized to make this affidavit on behalf of my firm and its owner, directors and officers. I state that:

Public Entity Crimes

1. I understand that a "person" or "affiliate" who has been placed on the "convicted vendor list" following a "conviction" for a "public entity crime" (as those terms are defined in Section 287.133, Florida Statutes) for a period of 36 months following the date of being placed on the convicted vendor list, would render us ineligible to submit a proposal for this project.
2. Neither I, nor any person or affiliates with my firm, nor my firm has been placed on the convicted vendor list following a conviction for a public entity crime that would render us ineligible to submit a proposal for this project.

Scrutinized Companies

3. I understand that, pursuant to Section 287.135(2)(a), Florida Statutes, we would be ineligible to submit a proposal for this project if we are company that is on the "Scrutinized Companies that Boycott Israel List" (created pursuant to Section 215.4725, Florida Statutes) or are engaged in a boycott of Israel.
4. Neither I nor my firm are on the "Scrutinized Companies that Boycott Israel List" nor are we engaged in a boycott of Israel.

E-Verify

5. I understand that, pursuant to Section 448.095(2), Florida Statutes, we must comply with Florida's E-Verify law in order to enter into an agreement with a public employer.
6. Our firm is registered with and uses the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
7. No public employer has terminated a contract with our firm under Section 448.095(2)(c), Florida Statutes, within the year immediately preceding the date of our proposal.
8. Our firm is currently in compliance and will remain in compliance, for the duration of the agreement, with all requirements of Section 448.095(2), Florida Statutes.
9. I understand that, if there is a good faith belief that our firm has knowingly violated Section 448.09(1), Florida Statutes, there is an obligation to terminate the agreement pursuant to Section 448.095(2)(c), Florida Statutes.
10. I understand that, if there is a good faith belief that one of our subcontractor(s) has knowingly violated the Section 448.09(1), Florida Statutes, but our firm has otherwise complied with its obligations thereunder, then our firm will be required to immediately terminate its contract with the subcontractor in order to continue providing services to a public employer.

Non-Collusion

11. The price(s) and amount(s) of in our proposal have been arrived at independently and without consultation, communication, or agreement with any other proposer, potential proposer, proposal, or potential proposal.

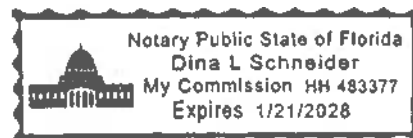
12. Neither the price(s) nor the amount(s) in our proposal, have been disclosed to any other firm or person who is a proposer or potential proposer, and they will not be disclosed before opening of all proposals.
13. No attempt has been made or will be made to induce any firm or persons to refrain from submitting a proposal, or to submit a price(s) higher than the prices in our proposal, or to submit any intentionally high or noncompetitive price(s) or other form of complementary proposal.
14. Our proposal is made in good faith and not pursuant to any agreement or discussion with, or inducement from, any firm or person to submit a complementary or other noncompetitive proposal.
15. Our firm, its affiliates, subsidiaries, officers, director, and employees are not currently under investigation, by any governmental agency and have not in the last 3 years been convicted or found liable for any act prohibited by State or Federal law in any jurisdiction, involving conspiracy or collusion with respect to any public contract, except as disclosed.

I state that I and the named firm understand and acknowledge that the above representations are material and important and will be relied on by the Country Greens Community Development District for which our proposal is submitted. I understand and my firm understands that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the District of the true facts relating to the submission of proposals for this work.



Signature of Authorized Signatory of Proposer

Sworn before me on this 2nd day of May, 2025


Notary Public Signature

Notary Stamp



Belmond Reserve CDD

13004 Willow Grove Dr, Riverview, FL

May 2025



Prepared By:
Cory Fenech
813-459-7220
cfenech@sunriselandscape.com



Belmond Reserve

Thank you for the opportunity to provide a bid for the landscape management of your property. Drawing from our 45+ years of local experience at similar properties, we are confident that we can be a great asset to both the appearance and health of your landscape.

The following proposal outlines landscape maintenance services custom tailored to your specific property, its unique characteristics, and your desired scope of work. At Sunrise, we believe a comprehensive and bespoke landscape maintenance program is necessary to provide the best service possible. A "one size fits all" approach is simply not good enough.

The details and budget of the above mentioned program are outlined in the following pages of this document.

Thank you for the consideration, and we look forward to being long term stewards of the landscape at the Belmond Reserve Community.

Best regards,

Cory Fenech – Business Development
Sunrise Landscape

Founded in Tampa 1978

9 Branches

15 Counties

1200+ Employees

1000+ Mowers

500+ Trucks

2000+ Properties

46 Years In Business

Here to Stay

.....

Sunrise Landscape was **founded in 1978 in Tampa** with a mission to provide an elevated customer experience through the tenets of **Professionalism, Accountability, and Partnership**. We provide a **full suite of commercial landscape, irrigation, and horticulture services** through our maintenance and installation divisions. After growing to become the **largest Landscape Maintenance Contractor in Tampa Bay**, we are proudly expanding into new markets.

About us

Sunrise currently services all varieties of commercial properties SouthWest Florida including: **CDD's, HOA's, hospitals, medical offices, multifamily complexes, retail centers, industrial facilities, office parks, corporate campuses, churches, and more.** With **1000+ employees** and over **1000+ managed properties**, Sunrise is prepared for a job of any size and complexity.

Rooted in Florida

With over **Four Decades** of local experience, we are intimately knowledgeable of our local flora. Our entire company lives, works, and gives back to the Florida community.

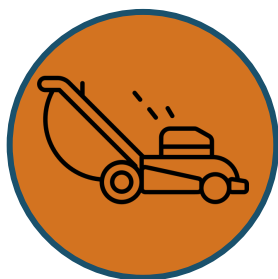
Certified Experts

Sunrise proudly staffs subject matter experts with the following **licenses** and **certifications**:

- Florida State Irrigation License
- Florida General Contractor
- Certified Pest Control Operator
- ISA Certified Arborist
- FNGLA Certified Horticulture Professional
- Florida Dept. of Agriculture Train the Trainer

All Work Performed In-House

We pride ourselves in taking ownership of the entire customer experience. Sunrise is proud to offer full service landscape maintenance, landscape construction, and landscape design services all in-house:



Maintenance



Horticulture



Irrigation



Construction



Design



All Sunrise employees are screened through the US Government's E-Verify System. E-verify is an internet-based system that compares information from the I-9 form, Employment Eligibility Verification, US Department of Homeland Security records, and Social Security Administration records to confirm that an employee is authorized to work in the United States.

Construction & Enhancement

.....

In addition to providing excellent landscape maintenance services, Sunrise Landscape is one of Tampa Bay's preeminent landscape construction companies.

8-acre private nursery is fully stocked with Florida friendly plant material ready for your construction project. We staff a full team of designers, engineers, project managers, and crew members that perform design-build landscape projects for the country's largest homebuilders and construction companies.

This expert team is available to our maintenance customers to bid and perform enhancement projects!





COMMUNICATION & REPORTING



One Account Manager - One Point of Contact

Every property managed by Sunrise is assigned an account manager at contract signature. The account manager leads the Sunrise in-house teams to facilitate all work performed on site.

This landscape expert is also the customer's designated point of contact - eliminating frustrating communication issues. Whether in person, by phone, email, or text, your account manager is available to help with any landscape need.



Monthly Landscape Quality Audit

A monthly report, called a Landscape Quality Audit, is generated by the property's account manager and delivered to the customer. This report has information on the work Sunrise performed that month, progress of long term initiatives, early signs of landscape issues, etc. The Landscape Quality Audit serves as a monthly status report on the health of your landscape and our efforts to improve it.



Monthly Irrigation Report

In addition to the Landscape Quality Audit, Sunrise delivers monthly irrigation reports. For new properties, we conduct an initial irrigation inspection, map out the irrigation zones, and perform a health check of the system's various components. These findings are presented to the customer with a detailed list of what needs to be repaired and the associated urgency.

For every subsequent month's irrigation report, Sunrise provides information on seasonal watering schedule changes and repairs that were performed.



Initial Soil and Water Tests

At every new property, Sunrise performs a soil composition and water composition analysis. With this vital information, Sunrise will better understand what your specific plant material needs, so that we can custom tailor our services foster the best possible results.

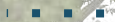
Chain of Communication



Account Manager



Customer



Leadership Team



Austin Ashmore, CEO

Austin is the CEO of Sunrise, a role he has held since purchasing the company in 2019. Austin grew up in a third-generation family construction business in South Carolina and has a breadth of management experience across various roles in small business, multinational corporations, and institutional finance. Since acquiring Sunrise, Austin has been focused on investing in the people, systems, and assets of the business to further cement Sunrise as the preferred commercial landscaping provider in Tampa Bay. Under Austin's leadership, Sunrise is focused on building a sustainable company for the long-term. Austin studied at the University of South Carolina, earning a BS in International Business and graduating Magna Cum Laude. While there, he won the NCAA Division I National Championship as a member of the USC baseball team. Austin received a MBA with Honors from the University of Chicago Booth School of Business with concentrations in entrepreneurship, operations, and economics.



Alex Gonzalez - Regional Manager SWFL

Alex Gonzalez has a BA in Business Administration from King University. In 2016, Alex joined Sunrise as an account manager and quickly became a critical asset to the company's operations. In 2022, Alex was promoted to Branch Manager of Sunrise's Manatee Branch in 2022, providing an excellent customer experience to our partners in Manatee and Sarasota Counties. In 2025, Alex was again promoted to oversee all operations in SWFL.



Craig Smith - Installation and Irrigation Manager

Craig Smith is the General Manager of the Installation Division of Sunrise, a role he has held since January of 2022. Since joining Sunrise, Craig has focused on developing scalable process and procedures that allow the company to grow in existing and new markets, while maintaining the high level of customer service and installation quality sunrise is known for. Craig provides functional experience and expertise with over 9 years of experience in the landscape industry and over 21 years of experience in the construction industry. Craig graduated with a BS in Construction Management from the University of Florida and holds both a Commercial General Contractors license and an Irrigation Specialty Contractors license.



Brandon Beckman - Horticulture Manager

Brandon is a seasoned horticulture professional with a decade-long tenure at Sunrise Landscape, where he has honed his expertise in cultivating vibrant outdoor spaces. Over his 12 years with the company, Beckman has demonstrated a deep passion for horticulture and Florida landscape, bringing creativity and precision to every project he undertakes. With a keen eye for detail and a commitment to sustainable practices, he has played a pivotal role in transforming ordinary Beckman's dedication to his craft and his unwavering commitment to customer satisfaction have made him an invaluable asset to the Sunrise Landscape team.

Brandon holds certifications in UF Palm Management, CPCO (Certified Pest Control Operator), FNGLA Certification, GI-BMP (Green Industries Best Management Practices).

References & Case Study

Hawkstone CDD

12620 Boyette Rd, Riverview, FL
Stephanie DeLuna (813) 933-5571
sdeluna@rizzetta.com

Sunrise partners with Hawkstone CDD to provide a full suite of landscape maintenance services to the common areas within the community. This includes maintenance, irrigation management, horticultural services and account management services.

North River Ranch CDD

Little River Way Parrish, FL 34219
Charles Varah (941) 928-2349
cvarah@nealland.com

North River Ranch is a master planned community that currently has ~2,000 homes with an additional ~6,000 in various stages of planning and development. Sunrise is contracted to design and install all landscape on site. Sunrise also provides full service landscape maintenance services to all common areas in the community.

Fishhawk Ranch West

5802 Village Center Dr, Lithia, FL
Patti Picciano (540) 878-1353
patti@fhrw.org

Sunrise currently partners with Fishhawk Ranch West - a large HOA including 1,237 homes with luxury amenity centers. Sunrise provides a full suite of services including maintenance, irrigation management, and horticultural management.

P.K. Yonge Developmental Research School at the University of Florida

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P.K. Yonge Developmental Research School (DRS) is a renowned institution with a sprawling 31-acre facility. This property includes numerous buildings, gymnasiums, three sports fields, and several common areas, all requiring meticulous landscaping and property management. As a school dedicated to maintaining high standards for its grounds, P.K. Yonge sought a reliable and innovative landscaping partner capable of addressing diverse needs beyond basic maintenance. Scan to learn more about how we solved their irrigation issues!

Operations Overview

In-Season (Spring/Summer) Operations

Tasks:

- **Weekly Mowing:** Maintaining community spaces, ensuring grass is kept at an even height.
- **Weekly / Monthly Detailing:** Trimming flower beds, shrubs, and ornamental plants; mulching; ensuring overall landscape aesthetics. Sunrise will have a detail crew on site each week focusing efforts on a designated area of the property.
- **Regular Waste Management and Trash Pickup:** Ensuring cleanliness of parks and open spaces.
- **Pond Banks Care:** Mowing and removing debris around the ponds.

Labor Requirements:

- **Mowers:** 3-4 mowers per site, with one Stand-On blower.
 - **Detailers:** 2-3 detailers per site for fine-tuned tasks like trimming bushes, edging flower beds, and mulching.
 - **Sprayer Technicians:** 1-2 sprayer technicians per site, focusing on monthly weed control and pest management.
-

Off-Season (Fall/Winter) Operations

Tasks:

- **Bi-Weekly Mowing:** Maintaining community spaces, ensuring grass is kept at an even height.
- **Pond Banks Care:** Regular mowing schedule to reflect off season care.
- **Pruning Trees and Shrubs:** Focus turns to trimming and shaping trees and shrubs in preparation for the next growing season.
- **Weekly Visits:** Per scope, weekly visits will still take place and focus on tasks such as detailing (weeding, trimming), edging, blowing community spaces and ensuring cleanliness in landscaped areas.

Labor Requirements:

- **Mowers:** Approx. 3 mowers per site, focusing on final mowings or occasional grass cutting.
- **Detailers:** Approx. 2 detailers for cleanup, pruning, and seasonal preparation.
- **Sprayer Technicians:** 1-2 sprayer technicians per site for monthly weed control.

Additional Considerations

Weather Impact:

- Adjustments may be needed to the schedule, especially during the rainy season. When heavy rains occur, backup days will be incorporated to make up for delays. Additionally, tasks that require dry conditions will be rescheduled as needed to maintain the quality of work.

Extra Days:

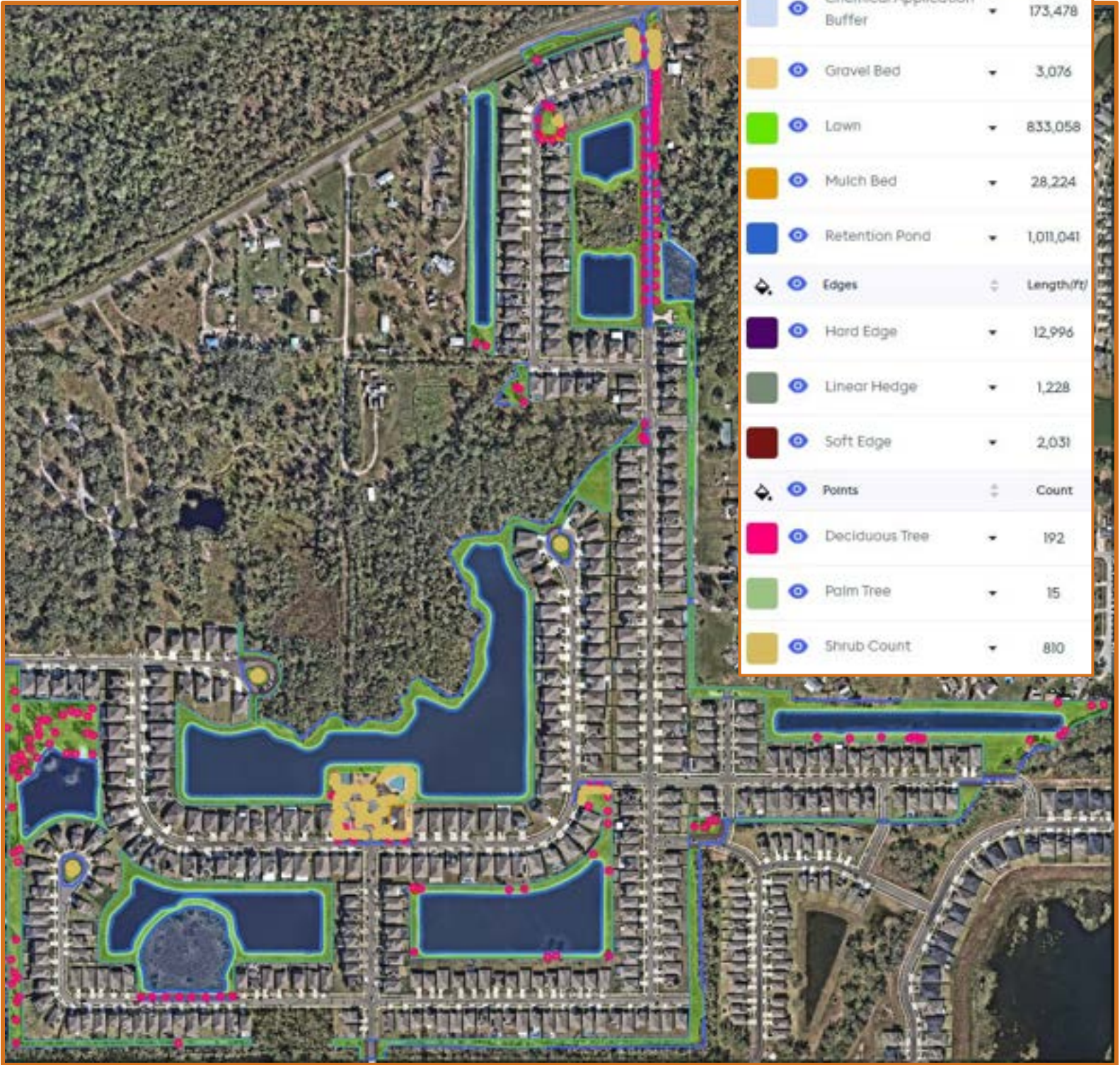
- **Pond Embankment Care:** During rainy seasons, additional days may be required to maintain pond embankments and prevent erosion.
- **Open Space Maintenance:** Heavy growth or weather disruptions may necessitate additional maintenance or extra attention during the off-season.

Contingency Plans:

- **Backup Crew or Equipment:** Having backup crew members or equipment available is vital, especially during peak periods or in the case of equipment breakdowns.
- **Weather Delays:** A plan will be in place to catch up on any delays due to weather conditions, with adjustments to the schedule or the deployment of extra equipment.



Property Map / Data



Budget Proposal

Official Proposal Form for Solicitation of Proposals for Landscape and Irrigation Maintenance Services

Name of Proposer: Sunrise Landscape

In accordance with the solicitation of proposals issued by the Belmond Reserve Community Development District the undersigned proposes to provide all work necessary to perform the scope of services as described in the Project Manual.

Proposer submits that it can perform the work described above summarized as follows and as more specifically described in Proposer's proposal:

1. Turf Maintenance	\$ <u>79,263</u>
2. Shrub And Groundcover Maintenance	\$ <u>47,713</u>
3. Tree Maintenance	\$ <u>4,125</u>
4. General Site Maintenance: Trash And Debris Disposal	\$ <u>3,500</u>
5. Irrigation System	\$ <u>5,496</u>

Total Yearly Cost for the first year of the above items	\$ <u>140,097</u>
--	--------------------------

6. Annuals Maintenance/Installation	\$ <u>5.00</u>
7. Mulching for Tree and Shrub/Groundcover Bed Areas	\$ <u>11,900</u>

Estimate of total cubic yards proposed to service the property: 170

Cost of Mulch Per Cubic Yard \$ 70

Irrigation Hourly Rate for items not included in the Scope of Services: \$ 85

Proposer, thoroughly reviewed all components of the Project Manual and has a thorough understanding of the work required, the site and conditions where the work is to be performed, local labor conditions and all laws, regulations and other factors affecting performance of the work, having knowledge of the expense and difficulties attending performance of the work, and having fully inspected the site in all particulars, hereby proposes and agrees, if Proposer's proposal is accepted, to enter into the Proposed Agreement with the District.

Name of Authorized Signatory of Proposer: Cory Fenech

Title of Authorized Signatory of Proposer: Business Development Manager

Signature of Authorized Signatory of Proposer: 

**Affidavit for
Public Entity Crimes, Scrutinized Companies, E-Verify, and Non-Collusion**

*[Solicitation of Proposals for Landscape and Irrigation Maintenance Services]
Country Greens Community Development District*

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL
AUTHORIZED TO ADMINISTER OATHS.

Name of Proposer: Suncor Landscape

I am authorized to make this affidavit on behalf of my firm and its owner, directors and officers. I state that:

Public Entity Crimes

1. I understand that a "person" or "affiliate" who has been placed on the "convicted vendor list" following a "conviction" for a "public entity crime" (as those terms are defined in Section 287.133, Florida Statutes) for a period of 36 months following the date of being placed on the convicted vendor list, would render us ineligible to submit a proposal for this project.
2. Neither I, nor any person or affiliates with my firm, nor my firm has been placed on the convicted vendor list following a conviction for a public entity crime that would render us ineligible to submit a proposal for this project.

Scrutinized Companies

3. I understand that, pursuant to Section 287.135(2)(a), Florida Statutes, we would be ineligible to submit a proposal for this project if we are company that is on the "Scrutinized Companies that Boycott Israel List" (created pursuant to Section 215.4725, Florida Statutes) or are engaged in a boycott of Israel.
4. Neither I nor my firm are on the "Scrutinized Companies that Boycott Israel List" nor are we engaged in a boycott of Israel.

E-Verify

5. I understand that, pursuant to Section 448.095(2), Florida Statutes, we must comply with Florida's E-Verify law in order to enter into an agreement with a public employer.
6. Our firm is registered with and uses the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
7. No public employer has terminated a contract with our firm under Section 448.095(2)(c), Florida Statutes, within the year immediately preceding the date of our proposal.
8. Our firm is currently in compliance and will remain in compliance, for the duration of the agreement, with all requirements of Section 448.095(2), Florida Statutes.
9. I understand that, if there is a good faith belief that our firm has knowingly violated Section 448.09(1), Florida Statutes, there is an obligation to terminate the agreement pursuant to Section 448.095(2)(c), Florida Statutes.
10. I understand that, if there is a good faith belief that one of our subcontractor(s) has knowingly violated the Section 448.09(1), Florida Statutes, but our firm has otherwise complied with its obligations thereunder, then our firm will be required to immediately terminate its contract with the subcontractor in order to continue providing services to a public employer.

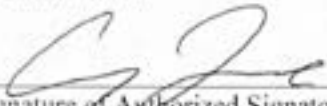
Non-Collusion

11. The price(s) and amount(s) of in our proposal have been arrived at independently and without consultation, communication, or agreement with any other proposer, potential proposer, proposal, or potential proposal.

Affidavits

12. Neither the price(s) nor the amount(s) in our proposal, have been disclosed to any other firm or person who is a proposer or potential proposer, and they will not be disclosed before opening of all proposals.
13. No attempt has been made or will be made to induce any firm or persons to refrain from submitting a proposal, or to submit a price(s) higher than the prices in our proposal, or to submit any intentionally high or noncompetitive price(s) or other form of complementary proposal.
14. Our proposal is made in good faith and not pursuant to any agreement or discussion with, or inducement from, any firm or person to submit a complementary or other noncompetitive proposal.
15. Our firm, its affiliates, subsidiaries, officers, director, and employees are not currently under investigation, by any governmental agency and have not in the last 3 years been convicted or found liable for any act prohibited by State or Federal law in any jurisdiction, involving conspiracy or collusion with respect to any public contract, except as disclosed.

I state that I and the named firm understand and acknowledge that the above representations are material and important and will be relied on by the Country Greens Community Development District for which our proposal is submitted. I understand and my firm understands that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the District of the true facts relating to the submission of proposals for this work.



Signature of Authorized Signatory of Proposer

Sworn before me on this 31st day of may, 2025



Notary Public Signature



Notary Stamp

Certificate of Insurance



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
06/05/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Stahl & Associates Insurance, Inc. 110 Carlton Parkway St. Petersburg FL 33716	CONTACT NAME: Chayla Deitz, CISR, CIC PHONE (A/C, No, Ext): (727) 391-9791 FAX (A/C, No): (727) 393-5623 EMAIL ADDRESS: certificates@stahlinsurance.com
INSURED SR Landscaping, LLC DBA: Sunrise Landscape 5100 W. Kennedy Blvd Ste. 325 Tampa FL 33609	INSURER(S) AFFORDING COVERAGE INSURER A: FCCI Insurance Group INSURER B: National Trust Insurance Co INSURER C: Monroe Guaranty Ins Co INSURER D: Federal Insurance Company INSURER E: INSURER F:

COVERAGES

CERTIFICATE NUMBER: 2023 SR Master w/o Endt

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTN	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO. JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER	Y	Y	GL100073229-02	10/01/2023	10/01/2024	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COM/OP AGG \$ 2,000,000 \$
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY	Y	Y	CA100073282-02	10/01/2023	10/01/2024	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ PIP \$ 10,000
B/D	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 0	Y	Y	UMB100080195-01 / 76190775	10/01/2023	10/01/2024	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A	WC0100073231-02	10/01/2023	10/01/2024	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
A	Leased/Rented Equipment			CM100073230-01	10/01/2023	10/01/2024	Max Per Item \$200,000 Occurrence \$200,000 Deductible \$5,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

For Informational Purposes XXXXXXXXXXXXXXXXXXXX XXXXXXXXXXXXXXXXXXXX	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
--	---

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ACORD 25 (2016/03)

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Thank you



Let's Grow
Together!

Cory Fenech

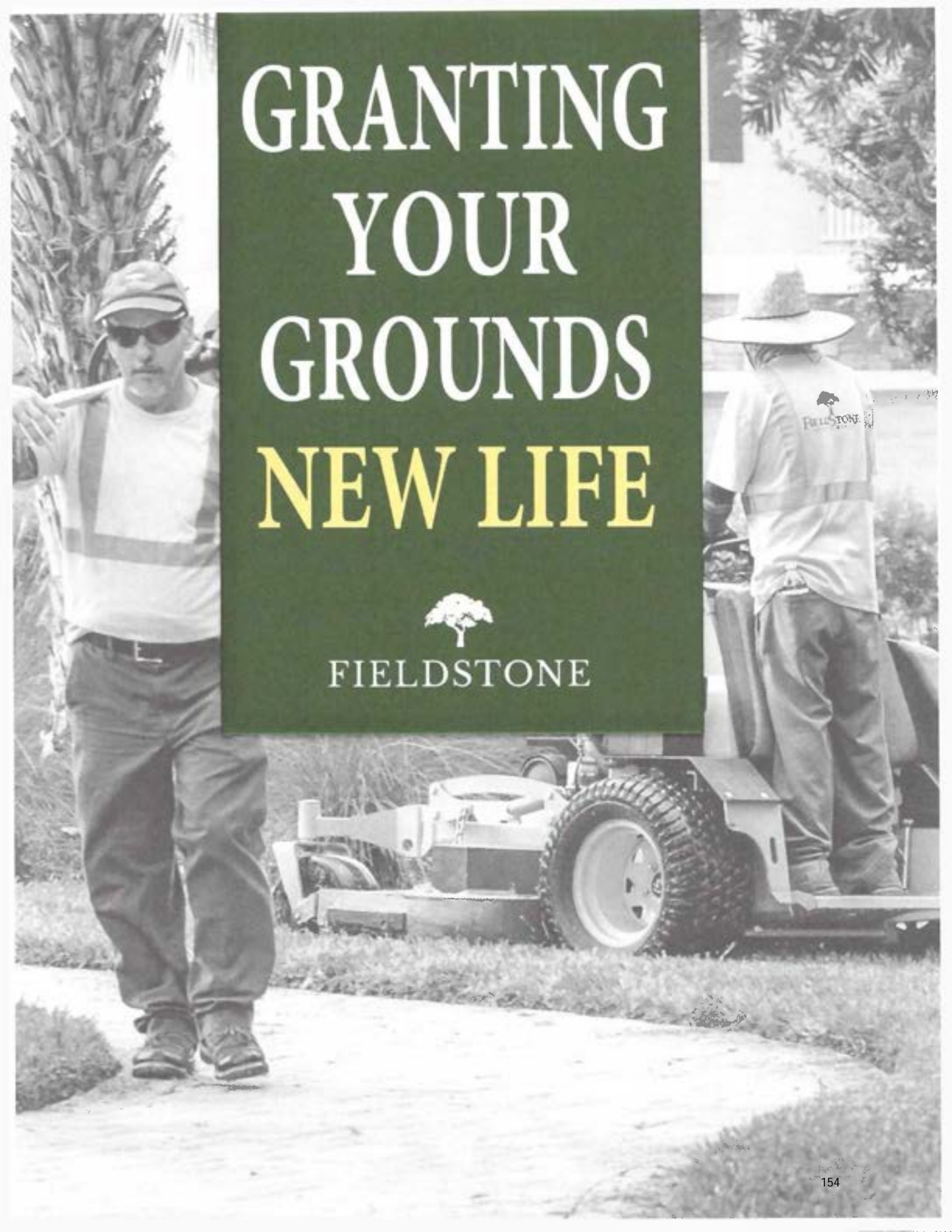
Business Development

CFenech@sunriselandscape.com | 813-459-7220

GRANTING YOUR GROUNDS NEW LIFE



FIELDSTONE



GROW WITH US

Network With Nature
@fieldstonelandscape



(727) 622-7866
contact@fieldstonels.com
4801 122nd Avenue North
Clearwater, FL 33762



Communication

Communication between the Property Management Team, Board Members, Committee Members, and Fieldstone is critical to the success of any community. That is why we use all available forms of communication to inform you of all items relating to your property. You will find Fieldstone's communication is second to none.

Irrigation Management

Water usage is the most overlooked part of any landscape environment. As water supplies decrease, utility prices continue to increase, making Irrigation Management a necessary part of every community's future. We have Certified Irrigation Technicians who will maximize the efficiency of your irrigation system. Their knowledge allows us to help conserve water, therefore reducing your monthly water bills.

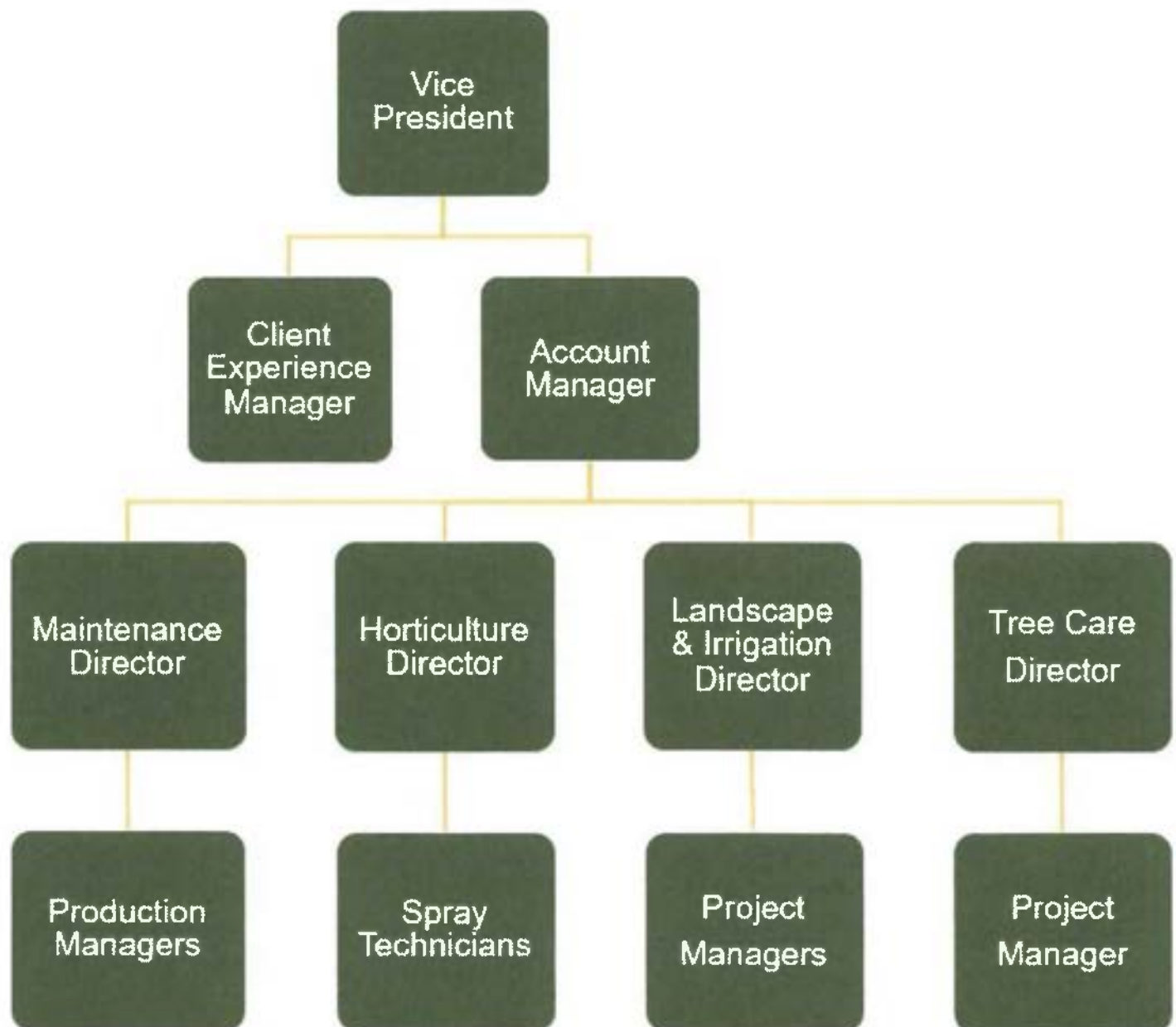
Arbor Management

Trees are the world's longest living organisms. They require a trained and experienced eye to care for them. Fieldstone has multiple Certified Arborist's on staff, with a specially trained Tree Division to safely complete all our Tree Care Services. By having an Arborist manage all tree work, you can rest assured that professionals are caring for your most valuable landscape assets.

Fieldstone manages all our services "in-house"; it allows us to control costs and offer superior quality control. With this control we can offer services that many others simply cannot.

Fieldstone Landscape Services is a organization devoted to cultivating long-term, quality relationships with those that we partner with. Locally involved ownership and an experienced leadership team allow us to control costs and maintain superior quality control.

ORGANIZATIONAL CHART



TRAINING & EDUCATION

We believe the more education that we have in our field of expertise, the more confidence we can instill in our Clients. Many Fieldstone employees have grown themselves by attending industry education classes, workshops and seminars and hold certifications such as:

- Florida Certified Best Management Practices (BMP)
- FNGLA Certified Horticultural Professional
- ISA Certified Arborist
- State Certified Irrigation Contractor and Technician
- Commercial Fertilizer Applicator License
- Certified Pest Control Operator
- Licensed Agriculture Dealer

We are committed to making sure that our knowledge and experience are available by offering industry related training to all of our partners including Community Managers, Property Managers, Homeowners and Board Members. We regularly present meticulously compiled landscape management information in many venues such as:

- Luncheon Seminars
- Town Hall Meetings
- Board of Director Meetings
- Community Newsletters

**GROW
WITH
US** 



LANDSCAPE MAINTENANCE

Performing the "regular" Landscape Maintenance Services is the foundation of any Landscape Management Program. Our professional Landscape Maintenance Crews are trained to maintain your community to the highest standards, day in and day out.

- Customized Weekly Cycle Rotations
- Regular Communication and Reporting
- Board Meeting attendance
- Weed Control
- Grounds & Detail
- Horticulture Services
- English Speaking Crews
- Uniformed, courteous, and professional
- Clean, well marked vehicles



IRRIGATION MANAGEMENT

Fieldstone's Certified Irrigation Team is focused on reducing overall consumption and maintaining a healthy landscape environment. By implementing state of the art technology for our Clients we are able to manage water usage at anytime.

- State of the Art Irrigation Management Tracking
- Irrigation Audit & Mapping
- Monthly Irrigation Inspection Reports
- Smart Irrigation Systems
- Emergency Rapid Response



Irrigation Inspection Report

Site		Controller		Water Days		Notes
Name		Model	CHS-10	Program A	MW, TH, F, S	Header zone
Address		Location	Luxury Home Sub. #100	Program B		Program B change 10:00 AM
City	St. Andrews	Meters		Program C		Manual watering 11:00 AM, 12:00 PM, 2:00 PM
RT	Florida	Valves	10	Program D		Program C 12:00 PM not working
Zip	33411	Controller	CHS-10			System adjustment 11:00 AM

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	Zone 1 open	Open									
2	Zone 2 closed	Open	7		1						
0.000000											
3	Zone 3 open	Open	1		1						
0.000000											
4	Zone 4 open	Open									
5	Zone 5 open	Open									
0.000000											
6	Zone 6 open	Open	2		1						
0.000000											
7	Zone 7 open	Open									
8	Zone 8 open	Open									
0.000000											

Report Date: 12/23/23

Zone #2 - 12-23-23 9:02 am CST



Zone #2 - 12-23-23 9:02 am CST



Zone #2 - 12-23-23 9:02 am CST



Zone #3 - 12-23-23 9:06 am CST



LANDSCAPE ENHANCEMENTS

Our goal is to continually increase the value of your community. Fieldstone's Landscape Designer and Enhancement Teams are continually making improvements to our properties. We can provide every service from a simple Mulch Refresh, or a Multi-Acre Turf Conversion, to a complex Common Area Enhancement.

We will work with you to create a plan and design that will look beautiful in your community and provide value for years to come!

- Multi-year Planning
- Landscape Design Services
- Irrigation System Renovation
- Plant and Tree Installation
- Turf Area Conversions
- Erosion Control & Repair
- Hard-scape Repair & Installation
- Artificial Turf
- Landscape Lighting
- Outdoor Kitchens



TREE CARE

Trees are an investment and one of your communities most valuable landscape assets. Fieldstone's Certified Tree Care Division is committed to managing those assets, by providing you with professional Tree Management Services.

- Certified Arborist Supervised Tree Crews
- GPS Mapping & Inventories
- Trimming, Thinning & Crown Reduction
- Tree Removal and Stump Grinding
- Deep Root Fertilization



EMERGENCY STORM RESPONSE

The following prioritizing strategy will safely facilitate the property's functionality.



- ✓ **Priority 1:** Clearing vehicle access to allow any emergency personnel
- ✓ **Priority 2:** Trim and remove remaining hazardous damaged limbs
- ✓ **Priority 3:** Clearing debris from structural dwellings that may cause a dangerous situation
- ✓ **Priority 4:** Re-planting material that may have a chance of survival

We will address the removal of material after the safety priorities on the property have been satisfied. We are committed to providing your property the best and most efficient and safe service possible in these circumstances. Once the safety concerns and emergency clean-up processes are completed, we will then commence our regular maintenance.



CLIENT SPOTLIGHT

We currently provide premium Landscape Management Services to (130) large scale commercial properties and communities, totaling over (3,200) acres of landscaped areas. The following are some highlights.

Carrollwood Village

Tampa

Greenacre Properties

\$300,000.00



Point Brittany HOA

St. Petersburg

Resource Property Management

\$185,000.00



Epperson Ranch II CDD

Wesley Chapel

Breeze Homes

\$250,000.00



Raymond James Financial

St. Petersburg

Raymond James Financial Corporation

\$275,000.00



***More References & Contact Information
Available Upon Request***

**Request for Taxpayer
Identification Number and Certification**
Go to www.irs.gov/FormW9 for instructions and the latest information.

Give form to the
requester. Do not
send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See Specific instructions on page 3.	1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.) Fieldstone Landscape Services, LLC
	2 Business name/disregarded entity name, if different from above. N/A
	3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes. <input type="checkbox"/> Individual/sole proprietor <input type="checkbox"/> C corporation <input type="checkbox"/> S corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input checked="" type="checkbox"/> LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) S Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions)
	3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions. <input type="checkbox"/>
	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____ (Applies to accounts maintained outside the United States.)
5 Address (number, street, and apt. or suite no.). See instructions. 4801 122nd Avenue North	Requester's name and address (optional)
6 City, state, and ZIP code Clearwater, FL 33762	
7 List account number(s) here (optional)	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Social security number								
				-				
OR								
Employer identification number								
5	1		0	6	2	6	0	5 2

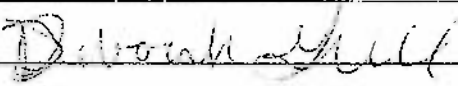
Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person 	Date 01/20/2025
-----------	--	------------------------

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

3/20/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Sterling Seacrest Pritchard, Inc. 3111 W Dr Martin Luther King Jr Blvd Suite 350 Tampa FL 33607		CONTACT NAME: Amelia Iacovino PHONE (A/C No. Ext): 813-498-1197 E-MAIL ADDRESS: aiacovino@sspsins.com		FAX (A/C No.):
License#: 70726 FIELAN-01		INSURER(S) AFFORDING COVERAGE		NAIC #
INSURED Fieldstone Landscape Services, LLC 4801 122nd Ave N Clearwater FL 33762-4422		INSURER A: FCCI Insurance Company		10178
		INSURER B: Ascendant Commercial Insurance		
		INSURER C: Travelers Casualty & Surety Company of America		19038
		INSURER D:		
		INSURER E:		
		INSURER F:		

COVERAGES

CERTIFICATE NUMBER: 1650039488

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER	Y	Y	GL10009793500	1/1/2025	1/1/2026	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$100,000 MED EXP (Any one person) \$5,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGG \$2,000,000 \$
B	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			CA-69879-0	1/1/2025	1/1/2026	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ PIP \$10,000
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> OED <input checked="" type="checkbox"/> RETENTION \$ 10,000	Y	Y	UMB10009794500	1/1/2025	1/1/2026	EACH OCCURRENCE \$5,000,000 AGGREGATE \$5,000,000 \$
A	<input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A	WC010009793700	1/1/2025	1/1/2026	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$1,000,000 E.L. DISEASE - EA EMPLOYEE \$1,000,000 E.L. DISEASE - POLICY LIMIT \$1,000,000
C	<input type="checkbox"/> Crime/Employee Theft			107181198	11/14/2024	11/14/2025	Limit Deductible \$100,000 \$5,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**

Silverado Community Development District
6270 Silverado Ranch Blvd
Zephyrhills FL 33541

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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Florida Department of Agriculture and Consumer Services
Division of Consumer Services
2005 Apalachee Pkwy
Tallahassee, Florida 32399-6500

July 17, 2024

FIELDSTONE LANDSCAPE SERVICES LLC
4801 122ND AVE N
CLEARWATER, FL 33762-4422

SUBJECT: AGRICULTURAL DEALER LICENSE - BUYER CERTIFICATE
ISSUED TO: FIELDSTONE LANDSCAPE SERVICES LLC
LICENSE #: AD196

This certificate is issued pursuant to Chapter 604, Florida Statutes. This certificate is valid only for the person and license number listed.

All agricultural dealer licenses must be renewed annually. Any license allowed to expire shall become inoperative because of failure to renew. A late fee of \$100 in addition to the license fee must be paid for any license not renewed prior to expiration.

If there are any errors on the certificate, please submit all changes in writing to the department. If you have any questions, please call the Division of Consumer Services toll free at (800) HELP-FLA (435-7352), or 850-410-3800 if calling from outside Florida.

Cut Here



State of Florida
Department of Agriculture and Consumer Services
Division of Consumer Services
2005 Apalachee Pkwy
Tallahassee, Florida 32399-6500

Registration No.: **AD196**
Issue Date: July 16, 2024
Expiration Date: August 6, 2025

POST CERTIFICATE
CONSPICUOUSLY

License as Dealer in Agricultural Products

Section 604.15-604.30, Florida Statutes

FIELDSTONE LANDSCAPE SERVICES LLC
4801 122ND AVE N
CLEARWATER, FL 33762-4422

WILTON SIMPSON
COMMISSIONER OF AGRICULTURE

The mission of the Florida Nursery, Growers & Landscape Association is to promote
and protect the interests of Florida's nursery and landscape industry.

Fieldstone Landscape Services LLC

is a member of the

Florida Nursery, Grower & Landscape Association

through 6/30/2025



A. Talmadge Coley, Chief Executive Officer



Leading Florida's Green Industry

Member since 2/17/2010

**Project Manual for
Landscape and Irrigation Maintenance Services**

**Belmond Reserve
Community Development District**

May 14, 2025

Table of Contents

List of RFP Documents:

1. Request for Proposals
2. Instructions to Proposers
3. Scope of Services
4. Maintenance Map
5. Evaluation Criteria
6. Official Bid Proposal Form
7. Proposed Form of Agreement
8. Form of Weekly Landscape Maintenance Report
9. Combined Affidavit for Public Entity Crimes, Scrutinized Companies, E-Verify, and Non-Collusion

Belmond Reserve Community Development District
Request for Proposals for Landscape and Irrigation Maintenance Services

The Belmond Reserve Community Development District (the “District”) hereby requests proposals to provide services relating to landscape and irrigation maintenance services, as more specifically set forth in the Project Manual.

The Project Manual will be available beginning on **Wednesday, May 14, 2025**. The Project Manual will be available by emailing the Bryan Radcliff, at Bryan.Radcliff@inframark.com. The Project Manual will include, but not be limited to, this Request for Proposals, the Instructions for Proposers, the Scope of Services, Maintenance Map, Evaluation Criteria, an Official Bid Proposal Form, a form of the Agreement, and a form of the Weekly Landscape Maintenance Report.

The District has the right to reject any and all proposals, make modifications to the work, and waive any minor informalities and irregularities in proposals as it deems appropriate, if it determines in its discretion that it is in the best interest of the District to do so. The Board of Supervisors of the District will award the contract to the proposal that they determine, in their sole discretion, is the most advantageous proposal to the District. Please note that proposals received from firms failing to meet the following minimum qualifications/requirements will not be considered or evaluated: (i) Proposer must be fully licensed in the state of Florida and insured and (ii) Proposer must have recent experience with other communities of a similar nature, size and amenity level to the Belmond Reserve CDD project, with verifiable references on those projects.

There will be a pre-proposal meeting on **Wednesday, May 21, 2025 at 9am (EST)** at the District located at 13004 Willow Grove Drive, Riverview, FL. All questions relative to this project must be directed in writing to the District Manager, Bryan Radcliff, at Bryan.Radcliff@inframark.com.

Firms desiring to provide services for this project must email a copy of the required proposal **no later than NOON on Tuesday, May 27th**. Please contact Bryan Radcliff at Bryan.Radcliff@inframark.com with any questions.

Belmond Reserve
Community Development District
Bryan Radcliff, District Manager

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT

Instructions to Proposers
Landscape & Irrigation Maintenance Services RFP
Hillsborough County, Florida

1. **General Information.** The Board of Supervisors (“Board”) of the Belmond Reserve Community Development District (“District”) is requesting proposals for the provision of Landscape and Irrigation Maintenance Services on a continuing basis (“Proposals”). The District will accept proposals from all qualified companies interested in providing these services. All proposers should be experienced in providing landscaping and irrigation services in the State of Florida and hold any applicable licenses or certifications. Any proposer that is a corporation or other business entity must be registered with the Florida Department of State, Division of Corporations, authorized to do business in the State of Florida, and currently in good standing.

2. **Project Manual.** The Project Manual includes, but is not limited to, the Request for Proposals, these Instructions to Proposers, the Scope of Services, Maintenance Map, Evaluation Criteria, an Official Bid Proposal Form, a form of the Agreement, and a form of the Weekly Landscape Maintenance Report.
3. **Review of Project Manual:** It is the responsibility of prospective proposers to review the Project Manual and any addenda, made available in connection with the work and to prepare a proposal based solely on the Project Manual.
4. **Scope of Services.** The Landscape and Irrigation Maintenance Services are generally described in the “Scope of Services” included in the Project Manual for the locations highlighted in GREEN in the Maintenance Map also included herein, as well as any addenda issued by the District Manager prior to the submission of Proposals.
5. **Pre-Bid Meeting.** A pre-proposal meeting will be held on the date, time and location included in the Request for Proposals.
 - a. Proposers must thoroughly familiarize themselves with the property and all conditions pertinent to performing the work.
 - b. No additional compensation nor relief from any obligation of the proposed agreement will be granted because of lack of knowledge of the site or conditions under which the work will be performed, i.e., general working conditions, labor requirements, weather conditions, accessibility, condition of the premises, condition of the irrigation system, any obstructions, drainage conditions and the actual grades.
6. **Interpretation and Addenda of Project Manual.** No verbal interpretations will be made to any proposer as to the meaning or intent of the Project Manual. Every request for such interpretation must be in writing, addressed to the District Manager. To be given consideration, such requests must be received prior to the deadline for submitting questions as specified in the Request for Proposals. Interpretations, if made, will be written in the form of an addendum and sent via email by District Manager to all parties recorded as having received the Project Manual. All interested parties must supply a working email address to the District Manager. Any such addenda shall not relieve said Proposer from any obligation under the proposal as submitted. All addenda so issued shall become part of the Project Manual.
7. **Questions should be Directed to District Manager.** Any questions relating to the Project Manual should be directed, in writing, to the District Manager Bryan Radcliff via email Bryan.Radcliff@inframark.com. The deadline for submitting questions relative to this project is stated in the Request for Proposals.
8. **Submittal Requirements.** Each Proposal shall include the following information:
 - a. **Official Proposal Form.** This solicitation includes an Official Proposal Form. Such form is to be filled out and executed completely.
 - b. **Company Information**
 - i. Name of company (including any "Doing Business As" names)
 - ii. Headquarters/parent company locations
 - iii. Office locations and total number of employees at each
 - iv. Local address and telephone number
 - v. History of the company
 - vi. Organization chart of company

- b. All Proposers are invited to make a public presentation during the Board meeting on **Tuesday June 3rd 2025 at 6:00 p.m.** at the **Belmond Reserve Clubhouse**, located at **13004 Willow Grove Drive, Riverview, FL 33579**.
- c. The Board, in its sole discretion, reserves the right to reject any and all proposals whenever such rejection is in the best interest of the District.
- d. Nothing contained herein shall place a duty upon the District to reject a proposal or award the work based upon anything other than its sole discretion.
- e. The selected Proposer shall promptly enter into negotiations with the District to finalize any terms or details. If the negotiations are unsuccessful, the District may negotiate with the next Proposer(s) who had the next highest ranked proposal(s) until such negotiations are successful.

13. No Reimbursement of Preparation Costs. Proposers will not be reimbursed for any cost associated with responding to this solicitation.

14. Public Records. All Proposals are considered public records pursuant to Chapter 119, Florida Statutes.

15. Term and Renewal. The initial term of the agreement will be 1 year. The agreement will automatically renew for subsequent 1-year periods until terminated pursuant to the termination provisions in the agreement. The scope of services and compensation for renewal periods may be adjusted by mutual written agreement evidenced by a written addendum.

16. Required Disclosure:

- a. **License and Permit Requirements:** For the purpose of complying with Florida Statute 218.80 titled "Public Proposal Disclosure Act", except as may be described in the Agreement, the successful proposer shall obtain and pay for all permits and licenses necessary for the work. Proposers shall be responsible for complying with Hillsborough County licensing requirements prior to submitting a Proposal and shall submit proof of compliance. Those Proposers who are not duly licensed and/or do not furnish proof thereof with their Proposal may be deemed non-responsive and may be disqualified.
- b. **Public Entity Crimes:** Proposers should be aware of, and in compliance with, all requirements under Section 287.133, Florida Statutes, on Public Entity Crimes.
- c. **Scrutinized Companies:** Proposers should be aware of, and in compliance with, all requirements under Section 287.135, Florida Statutes, on Scrutinized Companies.
- d. **E-Verify.** Proposers should be aware of, and in compliance with, all requirements under Section 448.095(2)(c), Florida Statutes, on E-Verification requirements.
- e. **Public Records:**
 - i. All Proposals are considered public records pursuant to Chapter 119, Florida Statutes.
 - ii. As further described in the Agreement, in accordance with section 119.0701, Florida Statutes, if awarded the work, the Proposer shall: (a) keep and maintain public records that ordinarily and necessarily would be required by the District in order to perform the service, (b) provide the public with access to public records on the same terms and conditions that the District would provide the records and at a cost that does not exceed the cost provided in this chapter or as otherwise provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law, and (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the contractor upon termination of the agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be

provided to the District in a format that is compatible with the information technology systems of the District.

- f. The District, in its sole discretion, may reject any Proposer the District finds to lack, or whose present or former executive employees, officers, directors, stockholders, partners or owners are found by the Board to lack honesty, integrity, or moral responsibility. The discretion of the Board may be exercised based on the disclosure required herein, the District's own investigation, public records, or any other reliable source of information. The Board may also reject any Proposer failing to make the disclosure required herein. By submitting a Proposal, Proposer recognizes and accepts that the District may reject the Proposal based upon the exercise of its sole discretion and Proposer waives any claim it might have for damages or other relief resulting directly or indirectly from the rejection of their Proposal based on these grounds, including the disclosure of any pertinent information relating to the reasons for rejection of the Proposal.
- g. Pursuant to Florida Statutes Section 287.05701, the District does not consider a vendor's social, political, or ideological interests when determining if the vendor is a responsible vendor or give preference to a vendor based on the vendor's social, political, or ideological interests.

Thank you for your interest in the District.

PART 1

GENERAL LANDSCAPE MAINTENANCE

- 1) **MOWING** – All grass areas will be mowed on the following schedule:

MARCH 1 – NOVEMBER 1 – Once a week

NOVEMBER 1 – MARCH 1 – Once every two weeks

This schedule estimates that there will be between 41 – 45 cuts annually based on standard growing periods in Florida, however, requires a minimum of 52 visits (weekly) to perform those duties, other than mowing, that cannot remain unattended for two weeks. (i.e., weed control, selective mowing, landscape detailing, debris clearing, etc.) Notwithstanding the above, at no time will the Paspalum ever be allowed to grow beyond a maximum height of two (2) inches and St. Augustine shall never be allowed to grow beyond five and one half (5 ½) inches. Each mowing should leave the Bahia grass at a height of three (3) to three and one half (3 1/2) inches, Paspalum at a height of one (1) to one and one half (1 ½) inches and St. Augustine at a height of three and one half (3 ½) to four (4) inches. Optimum height for Paspalum should be approximately one and one half (1 ½") to encourage deeper root growth. Rotary Mowers are preferred for heights above one (1) inch and Reel type mowers for heights below one (1) inch. All blades shall be kept sharp at all times to provide a high quality cut and to minimize disease. The District requires mowers to be equipped with a mulching type deck. Clippings may be left on the lawn as long as no readily visible clumps remain on the grass surface thirty-six hours after mowing. Otherwise large clumps of clippings will be collected and removed by the contractor. In case of fungal disease outbreaks, the clippings will be collected until the disease is under control. The contractor shall restore any noticeable damage caused by the contractor's mowing equipment within forty-eight hours from the time the damage is caused at the contractor's sole cost and expense. The contractor shall be responsible for training all its personnel in the technical aspects of the Landscape Maintenance Program and general horticultural practices. This training will also include wetland species identification as it relates to pond banks and wetland areas. The Contractor shall be held responsible for all damage to wetlands, littoral

shelves, mitigation areas and uplands due to mowing/fertilizing, etc. The contractor is responsible for vehicular safety within the community and shall use the proper warning safety equipment, including orange safety cones, at all times. Any motorized equipment used on the road ways of the community must be legally equipped. Weekend work is permitted when necessary upon prior approval.

1A) POND MOWING - All ponds (if applicable) identified as such on the overall Maintenance Exhibit/Plans shall be mowed incorporating the same mowing schedule as the common areas stated above. Each mowing shall leave the grass at a height of four (4) to four and one half (4½) inches. Pond banks will be mowed and trimmed to water's edge. Line trimming at water's edge and line trimming of drainage structures shall occur each and every time the pond is mowed. Careful attention must be paid to mower height on pond banks so as not to scalp at the crest of the lake bank and increase the chances for pond bank erosion. Also when line trimming to water's edge, Contractor shall be extremely careful not to scalp at the water's edge also increasing chances of pond bank erosion. Line trimming height shall be the same as mowing height (if not slightly higher). The contractor shall be careful to keep trimmings from entering water. Excessive clippings shall be hand removed. Mowers must blow all clippings away from the water's edge. It is understood that trash of any kind and other debris within arm's reach of water's edge shall be removed & disposed of by the contractor during every normal service event. Unless otherwise designated on Maintenance Exhibit/Plans, homeowners are responsible for mowing down to the water's edge behind their property.

2) EDGING AND TRIMMING – All hard-edged areas (curbs, sidewalks, bike paths, nature trails, etc.) and soft-edged areas (tree rings, shrub and groundcover bed lines) shall be edged during each mowing event. All edging shall be performed to the sole satisfaction of the District. **Chemical edging shall not be permitted anywhere on property.**

AT NO TIME SHALL LAWN BE ALLOWED TO GROW IN AN UNSIGHTLY MANNER. SHOULD THIS OCCUR, CONTRACTOR AGREES TO CORRECT WITHIN FORTY-EIGHT HOURS OF NOTICE BY DISTRICT.

3) TREE AND SHRUB CARE – All deciduous trees shall be pruned when dormant to ensure proper uniform growth. All evergreen trees shall be pruned in the early summer and fall to ensure proper growth and proper head shape. Once per year, central leaders shall be maintained and interfering or crossed limbs shall be removed. Sucker growth at the base of the trees shall be removed by hand continuously throughout the year. Aesthetic pruning shall consist of the removal of dead and/or broken branches as often as necessary to have trees appear neat at all times. Branches will be pruned just outside the branch collar. Branches and limbs shall be kept off buildings (including roofs), signage structures, play structures, fences & walls as well as pruned to keep street lights and traffic signage from being blocked. Additionally, on an as-needed basis, all trees shall be pruned over sidewalks, nature trails, parking lots, driveways & roadways so as not to interfere with pedestrians, cars or other vehicles. (This is to include maintaining at all times a minimum of ten to fifteen (10-15) feet (but shall vary according to DOT specs) of clearance under all limbs depending on location and species of tree.)

All shrubs will be pruned as necessary to retain an attractive shape and fullness, removing broken or dead limbs as necessary to provide a neat and clean appearance. Shrubs shall not be clipped into balled

or boxed forms unless such forms are required by design. Shrubs shall be pruned in accordance with the intended function of the plant in its present location. Flowering shrubs shall be pruned immediately after the blossoms have cured with top pruning restricted to shaping the terminal growth. All pruning shall be done with horticultural skill and knowledge to maintain an overall acceptable appearance consistent with the current aesthetics of the District. The Contractor agrees that pruning is an art that must be done under the supervision of a highly trained foreman and shall make provisions for such supervision. Individual plants pruned into rounded balls or unnatural shapes will not be allowed. All clippings and debris from pruning will be carted away at the time pruning takes place.

Palms: All palms shall receive pruning as often as necessary to appear neat and clean at all times. The timing of the Palm pruning to be coordinated with the District. This includes brown and/or broken fronds and inflorescence. Removal of green or even yellowing fronds is unnecessary. Fronds should be removed only once they turn brown or become broken or are disrupting flow of pedestrian/vehicular traffic or are hanging on architectural structures. Fruit pods shall be removed prior to development. Tarpaulins shall be used in areas where date palms and other palm fruits may stain sidewalks & pavement including, but not limited to, pool decks. "Hurricane" palm pruning shall never be allowed without prior written approval from the District.

4) WEEDS AND GRASSES – All groundcover and turf areas shall be kept reasonably free of weeds and grasses, and be neatly cultivated and maintained in an orderly fashion at all times. This may be accomplished by carefully applied applications of pre & post emergent herbicides as part of fertilizer mixtures and post-emergent herbicide spot treatments on an as-needed basis. Condition of turf is to be determined by the District at its sole discretion. All shrub and bed areas shall be maintained each mowing service by removing all weeds, trash and other undesirable material and debris to keep the area neat and tidy. All ornamental beds, hedge areas and tree rings shall be kept weed (and sod) free throughout the year. This is to be accomplished through hand pulling or the careful application of a post-emergent herbicide. **AT NO TIME SHALL POST-EMERGENT HERBICIDES BE PERMITTED WHEN WEEDS HAVE ESTABLISHED THEMSELVES AS TO DOMINATE PLANTING BEDS. HAND PULLING MUST BE PERFORMED.**

NON-SELECTIVE, POST-EMERGENT HERBICIDES SHALL NEVER BE USED TO CONTROL WEED/SOD GROWTH AROUND STRUCTURES OF ANY TYPE (I.E. STREET SIGNS, UTILITY BOXES, STREET LIGHTS, PAVEMENT, ETC.) THE FIRST OFFENSE WILL RESULT IN A VERBAL WARNING; THE SECOND OFFENSE WILL RESULT IN A SECOND VERBAL WARNING AND THE BOARD OF SUPERVISORS FOR THE DISTRICT WILL BE NOTIFIED; THE THIRD OFFENSE MAY TERMINATE THIS CONTRACT FOR CAUSE AT THE DISTRICT'S DISCRETION.

The contractor shall be responsible for the replacement of ornamental plants killed or damaged by herbicide application. All fence lines shall be kept clear of weeds, undesirable vines and overhanging limbs.

5) MAINTENANCE OF PAVED AREAS – All paved areas shall be kept weed free. This may be accomplished by mechanical means (line trimmer) or by applications of post/pre-emergent

herbicides. Weeds greater than two (2) inches in height or width shall be pulled from paved areas, not sprayed. No sprays with dyes may be used on any paved areas.

6) **CLEAN UP** – At no time will the contractor leave the premises after completion of any work in any type of disarray. All clippings, trimmings, debris, dirt or any other unsightly material shall be removed promptly upon completion of work. The contractor shall use his own waste disposal methods, never the property dumpsters. Grass clippings blown off sidewalks, streets and curbs shall be blown into turf areas, never into mulched bed areas as these are to be maintained free of grass clippings. **NO CLIPPINGS SHALL BE BLOWN DOWN CURB INLETS.**

7) **REPLACEMENT OF PLANT MATERIAL** – Tree and shrubs in a state of decline should immediately be brought to the attention of the District. Dead or unsightly plant material shall be removed upon notification of the District. The contractor shall be responsible for replacement if due to contractor's negligence. New plant material shall be guaranteed for a period of one (1) year for trees and ninety (90) days for shrubs, ground cover and lawn after final acceptance.

8) **If contractor misses a service due to inclement weather or any other reason, the contractor is required to make up service the same week.**

PART 2

FERTILIZATION

The contractor shall follow all provisions of the Lake County Fertilizer Application Ordinance 2017-17. Code of Ordinances for Lake County may be amended from time to time. It is further recommended that those practices outlined in the Lake County Fertilizer Ordinance be followed. Highlights of that rule are listed below.

NO PERSON SHALL APPLY FERTILIZERS CONTAINING NITROGEN AND/OR PHOSPHORUS TO TURF AND/OR LANDSCAPE PLANTS DURING ONE OR MORE OF THE FOLLOWING EVENTS: i) IF IT IS RAINING AT THE APPLICATION SITE, OR ii) WITHIN THE TIME PERIOD DURING WHICH A FLOOD WATCH OR WARNING, OR A TROPICAL STORM WATCH OR WARNING, OR A HURRICANE WATCH OR WARNING IS IN EFFECT FOR ANY PORTION OF LAKE COUNTY, ISSUED BY THE NATIONAL WEATHER SERVICE, OR iii) WITHIN 36 HOURS PRIOR TO A RAIN EVENT GREATER THAN OR EQUAL TO 2 INCHES IN A 24 HOUR PERIOD IS LIKELY.

Key points:

- **Seasonal Blackout:** Fertilizer containing nitrogen and phosphorus cannot be applied to turf between June 1 and September 30.
- **Proximity Restrictions:** Fertilizer application is prohibited within 15 feet of water bodies. A voluntary 15-foot low maintenance zone from any water body is recommended.
- **Slow-Release Requirement:** From October 1 through May 31, any fertilizer containing nitrogen applied to turf or landscaping plants must have at least 50% slow-release nitrogen content

These measures aim to protect water quality and reduce nutrient loading from urban landscapes.

All turf shall be fertilized according to the following IFAS Guidelines for a high maintenance level for central Florida turf: (per BMP guidelines and University of Florida IFAS Extension, central Florida is determined by anything south of a line running east-west from coast to coast through Ocala and north of a line between Tampa & Vero Beach.)

All St. Augustine Sod:

February	A complete fertilizer based on soil tests + PreM
April	Nitrogen (soluble Nitrogen) applied at 0.5 lbs. N/1000 SF
May	SRN (Slow Release Nitrogen) applied at 1.0 lbs. N/1000 SF
July	Fe For foliar application, use ferrous sulfate (2 oz. /3-5 gal. H ₂ O/1,000 SF)
August	SRN (Slow Release Nitrogen) applied at 1.0 lbs. N/1000 SF
October	A complete fertilizer based on soil tests + PreM

All Bahia Sod:

March	A complete fertilizer based on soil tests + Pre M
April	Nitrogen (soluble Nitrogen) applied at 0.5 lbs. N/1000 SF)
June	SRN (Slow Release Nitrogen) applied at 1.0 lbs. N/1000 SF)
August	Apply Supplemental Iron sulfate or chelated iron in liquid applications
October	A complete fertilizer based on soil tests

All Paspalum Sod:

March	A complete fertilizer based on soil tests + PreM
April	N (Soluble Nitrogen) applied at .5 lbs. N/1000 SF
May	SRN (Slow Release Nitrogen) applied at 1.0 lbs. N/1000 SF
July	A complete fertilizer based on soil tests
August	Fe (for foliar apps, use ferrous sulfate @ 2 oz. /3-5 gal H ₂ O/1000 SF). If Fe is applied to an acidic soil, use 1 lb. of iron sulfate/1000 SF. If soil is calcareous, use the container label recommended rate of an iron chelate.)
September	SRN (Slow Release Nitrogen) applied at 1.0 lbs. N/1000 SF
November	A complete fertilizer based on soil tests + PreM

The contractor shall submit a fertilizer label to resident project representative for approval prior to application.

At times environmental conditions may require additional applications of nutrients, augmenting the above fertilization programs to ensure that turf areas are kept uniformly GREEN, healthy and in top condition. It shall be the responsibility of the contractor to determine specific needs and requirements and notify the resident project representative when these additional applications are needed.

Fertilizers containing iron shall be removed from all hard surfaces to avoid staining before the sprinklers are activated after application of the fertilizer. Any stains caused by a failure to do so will be the responsibility of the contractor to remove.

Soil test samples shall be taken twice a year by the contractor to determine the presence of Phosphorus and whether changes in the fertilizer pH or formulations are required. Test results will be provided to the District. Should changes be of merit, the contractor shall notify the District in writing prior to the implementation of such changes.

Fertilizer shall be applied in a uniform manner. If streaking of the turf occurs, correction will be required at no additional cost to owner. Fertilizer shall be swept/blown off of all hard surfaces onto lawns or beds in order to avoid staining. **IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ANY STAINS FROM ANY HARD SURFACES ON THE PROPERTY CAUSED BY ITS NEGLIGENCE OF FERTILIZER APPLICATION.** Fertilizer shall not be applied within fifteen (15) feet from the landward extent of any surface water. Spreader deflector shields are required when applying fertilizer by use of any broadcast or rotary spreader. Deflector shields must be positioned such that fertilizer granules are deflected away from all impervious surfaces and surface waters.

SHRUB, TREE & GROUNDCOVER FERTILIZATION:

For purposes of bidding, All SHRUBS, GROUNDCOVERS and TREES shall be fertilized according to the following specifications:

3 Times a year – (March, June, October)

A complete fertilizer (formula will vary according to soil test results) at a rate of 4-6 lbs. N/1000 sq. ft. /year. (A minimum 50% Nitrogen shall be in a slow-release form)

Fertilizer shall be applied by hand in a uniform manner, broadcast around the plants, but never in direct contact with stems or trunks. Fertilizer shall never be piled around plants. All fertilizer remaining on the leaves of the plants is to be brushed or blown off. **IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPLACE ANY PLANT MATERIAL DAMAGED BY FERTILIZATION BURN DUE TO ITS NEGLIGENCE.**

PALM FERTILIZATION:

All Palms shall receive a fertilizer with 100% CRN and a micronutrient pack in slow release form per 100 SF of palm canopy four times per year (March, June, September, November). All micronutrients must be in water soluble form. Fertilizer shall be broadcast evenly under the dripline of the canopy but must be kept at least 6" from the palm trunk.

Fertilizer shall not be billed equally on a monthly basis, but invoiced the month after application.

The contractor shall provide the District with all fertilizer analysis tags from the fertilizer in order to verify correct formulation and quantity. Payment will not be made until correct quantity and

formulation has been verified and applied. Contractor must notify the District five (5) working days in advance of the day the property is scheduled to be fertilized. Failure on the part of the contractor to so notify the District may result in the contractor forfeiting any and all rights to payment for the applications made without notification.

PART 3

PEST CONTROL

Insects and Disease in Turf Insect and disease control spraying on turf shall be provided by the contractor every month with additional spot treatment as needed. The contractor is responsible for the identification and eradication/control of disease and insect damage including but not limited to: scale, mites, fungus, chinch bugs, grubs, nematodes, fire ants, mole crickets, etc. The contractor shall pay for chemicals. Please list all chemicals that you will include in your fertilizer applications in the space allocated for "formula" under the fertilization section in the bid form. Also include the cost of these chemicals as part of the fertilizer application. Any anticipated additional treatments shall be included in the Pest Control portion of the bid form.

Insects and Disease Control for Trees, Palms and Plants The Contractor is responsible for treatment of insects and diseases for all plants. The appropriate insecticide or fungicide will be applied in accordance with state and local regulations, and as weather and environmental conditions permit. The contractor shall pay for chemicals. There are several afflictions that may be detrimental to the health of many trees and palms. The contractor will be fully responsible in the treatment of such afflictions. At the District's discretion, this may include the quarterly inoculation of all palms susceptible to Lethal Yellowing and/or Texas Phoenix Palm Decline. The cost of these inoculations should be included as a separate line item in your Pest Control price. The contractor is to identify those species of palms susceptible and supply a list of species and quantities with proposal. Each susceptible palm shall receive quarterly injections. Each injection site/valve can be used only twice. The third quarterly injection requires a new valve and injection site. The contractor is asked to provide cost per injection (material & labor) multiplied by quantity of susceptible palms multiplied by four inoculations per year in bid form. **The District reserves the right to subcontract out any and all OTC Injection events. This will not be included in the Contract Amount.**

The contractor is required to inspect all landscaped areas during each visit for indication of pest problems. When control is necessary, it is the responsibility of the contractor to properly apply low toxicity and target-specific pesticide. If pesticides are necessary they will be applied on a spot treatment basis when wind drift is a threat.

Careful inspection of the property on each visit is crucial to maintaining a successful program. It is the contractor's full responsibility to ensure that the person inspecting the property is properly trained in recognizing the symptoms of both insect infestations and plant pathogen damage (funguses, bacteria, etc.). It is also the contractor's responsibility to treat these conditions in an expedient manner.

It shall also be the contractor's responsibility to furnish the resident project representative with a copy of the Pest Management Report (a copy of which is included), which he is to complete at every service as well as all certifications (including BMP Certifications) of all pesticide applicators. The contractor shall familiarize itself with all current regulations regarding the applications of pesticides and fertilizers.

If at any time the District should become aware of any pest problems it will be the contractor's responsibility to treat pest within five (5) working days of the date of notification.

FIRE ANT CONTROL

The contractor is required to inspect property each visit for evidence of fire ant mounds and immediately treat upon evidence of active mounds. In small areas control can be achieved by individual mound treatment. Active mounds in larger turf areas will require broadcast application of bait.

For informational purposes only, the contractor is asked to provide the cost for the annual application of Top Choice in all designated parks and clubhouse finished landscaped and irrigated areas on the Plans/Maintenance Exhibit. This is not to include lake banks behind the residential properties or between ponds and conservation areas.

Pest Control will not be included as a standard line item in each monthly billing, but shall be invoiced as a separate line item the month after service is rendered.

PART 4

IRRIGATION SYSTEM MONITORING AND MAINTENANCE

Irrigation System. Contractor shall inspect and test the irrigation system components within the limits of the District a minimum of one (1) time per month. Areas shall include all existing irrigation systems to date. This shall include all existing irrigation systems.

These inspections shall include:

A. Irrigation Controllers

1. Semi-automatic start of the automatic irrigation controller
2. Check for proper operation
3. Program necessary timing changes based on site conditions & time DST
4. Lubricate and adjust mechanical components
5. Test back up programming support devices

B. Water Sources

1. Visual inspection of water source
2. Clean all ground strainers and filters
3. Test each pump at design capacities **weekly**; inform District Manager of any problems immediately. This is to minimize the time a water source is down. Contractor shall also confirm weekly that all backflow preventers are on and operating properly, if applicable.
4. Test automatic protection devices

C. Irrigation Systems

1. Manual test and inspection of each irrigation zone in its entirety
2. Clean and raise heads as necessary
3. Adjust arc pattern and distance for required coverage areas
4. Clean out irrigation valve boxes

D. Report

1. Irrigation operation time
2. Irrigation start time
3. Maintenance items performed
4. General comment and recommendations

The above list is for routine maintenance and adjustment of the existing irrigation system components. Locating and repairing or replacing automatic valves or control wires and irrigation controller or pump repairs as well as other larger scale repairs are to be considered additional items. Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

Routine irrigation maintenance is to be completed monthly. Each zone is to be turned on and operated for as long as necessary to verify proper operation. Each head, seal, nozzle, and strainer are to be inspected for adjustment and shall be aligned, packed, cleaned, and repaired, as necessary. Shrubs, groundcovers, and turf around sprinkler heads shall be trimmed to always maintain maximum clearance for the greatest coverage. It shall be the Contractor's responsibility to ensure all drip tubing is covered with mulch prior to Contractor leaving the property. All below ground repairs including valves, pumps and wiring require an estimate for all such repairs. Upon written approval from Management, Contractor shall proceed. In the event of an emergency, Contractor shall make a diligent effort to contact, with the approximate price or estimate of repairs, the District Management or their assign prior to making such repair.

Upon being awarded contract, Contractor shall have a period of thirty (30) days from date of commencement to perform a thorough audit of the entire irrigation system listing items that need repair/replacement in order for the system to operate properly. A separate audit may be provided by the Contractor listing those items that would improve the irrigation system. Any action taken regarding the Irrigation Audit will be at the Board of Supervisor's discretion.

Assuming the Board of Supervisors approves the repairs listed in the 30-day audit and after such repairs have been made, after the thirty (30) day period has expired and for the duration of the contract, Contractor shall assume responsibility for any and all unreported maintenance deficiencies, including parts and labor, associated with the irrigation system of 2 inches or less, to include sprinkler beads, nozzles, drip main and delivery lines and any associated fittings. Said repairs shall be performed immediately and are included in the contract price. The District Manager shall be notified what day and time of the week the irrigation tech will be available servicing the community. The Contractor will keep detailed irrigation reports consisting of run times and correct operation of the system. A copy of this report will be maintained by the Contractor and a copy delivered to the District Manager or his designee, along with the weekly report. At no time shall the Contractor leave the property knowing of the need for a repair and not reporting it.

Watering schedules shall meet all government regulations, and zone times will be adjusted depending on job conditions, climactic conditions and all watering restrictions of Lake County or any other governmental agencies. It is the responsibility of the Contractor to ensure the turf and plant material remains healthy. If the Contractor finds that the irrigation system cannot adequately cover the District in the allotted time, it will be the Contractor's responsibility to bring this to the attention of the District representative and apply for a variance. Violations and/or fines imposed by any local or state agency will be deducted from the Contractor's monthly payment.

Emergency service shall be available after normal working hours and an emergency telephone number

will be provided to Management or their assign. Broken mainlines and irrigation valves stuck in the "open" position are to be considered emergencies.

Freeze Protection. The Contractor shall describe ability and cost per application to provide freeze protection for pumps/wells.

PART 5

INSTALLATION OF MULCH

At District's request and after prior approval by the District Manager, Contractor shall top dress all currently landscaped areas as shown on the plans/maintenance map (landscaped beds, tree rings, parks, etc.) with Grade "A" Medium Pine Bark Mulch. In doing so, Contractor shall ensure that all mulched areas are brought to a minimum depth of three (3) inches after compaction. Contractor is responsible for all necessary clean up related to this procedure.

Contractor agrees to provide reasonably neat and defined lines along edges of all mulched areas. This is done to facilitate mechanical edging of these areas. Additionally, Contractor shall properly trench all bedlines adjacent to concrete surfaces. Trenches shall be 3" deep and beveled. Mulched beds on slopes adjacent to turf shall also be trenched to a depth of 3" and beveled to reduce mulch washout. Mulch shall not be piled around tree trunks or bases of plants. Any mulch "volcanoes" around tree trunks shall be corrected immediately at no additional cost to the District.

Contractor agrees to ensure that mulch caught in plant material will be shaken or blown from plants, so that upon completion there is no plant material left covered with mulch.

If, after installation is complete and it is determined that additional mulch (Pine Bark) is required to attain the required 3" depth, sufficient mulch shall be supplied by Contractor at no additional cost to District.

This item will not be included in the contract amount and shall be invoiced separately the month after service is rendered. Contractor shall provide a price per cubic yard and estimated quantities to be installed per top dressing (based on his own field measurements) and shall submit with bid.

The District reserves the right to subcontract out any and all mulching events.

PART 6

SEASONAL COLOR/PERENNIAL MAINTENANCE AND INSTALLATION

A. Seasonal Color Bed Preparation

Contractor shall be totally responsible for the soil make up within each flower bed. Amendments such as, but not limited to Peat Moss, sand, organic matter, fertilizers, and fungicides may be used to create a quality growing medium in order for the annuals to flourish.

Beds shall be tilled to a depth of eight (8) to 14 inches with all amendments thoroughly incorporated into the soil mix.

Contractor shall be responsible for all bed preparation and soil amendments necessary to provide a grade A quality seasonal color display. Contractor shall be responsible for taking general and micronutrient tests of annual bed areas. District and/or District Manager shall receive copies of test results and a list of actions to be taken by Contractor to correct all problems identified on the report.

Bed areas shall be formed to create a moderate crown. Contractor shall remove rocks and debris and shall trench all sides of beds that face curb or turf at a depth of three (3) inches before final mulching.

Annuals shall be hand watered at the time of installation.

B. Seasonal Color Installation

Contractor shall be responsible for measuring and confirming the quantities for each annual rotation for all existing annual bed areas based on the existing beds on the property at the time of bid submittal and on the plant spacing as specified. Contractor shall be responsible for planting the specified size and quantity of plant material using designs pre-approved by the District and/or District Manager.

C. Seasonal Color Replacement

Contractor shall replace at their expense any annual that dies, fails to thrive or is damaged by insects/disease or fails to maintain a healthy, vigorous appearance in the opinion of the District and/or District Manager. The Contractor will remove dead or dying annuals before the appearance of such annuals could be reasonably described as an eyesore. If the beds are left bare prior to the next planting, the Contractor will keep such beds free of weeds at all times until the next planting rotation occurs.

D. Mulching

Bed areas shall have one-fourth (1/4) inch of finely ground mulch at all times, not allowing bare soil areas to be visible.

E. Deadheading and Pruning

Deadheading: Declining flowers and foliage should be removed weekly.

Pruning: Plants shall be pruned to avoid plants becoming leggy or unsightly; also to maintain a consistent uniform mass.

F. Fertilization

Contractor shall have full responsibilities of determining the proper formulations and rates of all fertilizers to maintain healthy vigorous plants. Contractor shall be expected to apply any minor nutrients necessary to maintain healthy plants. Contractor shall be responsible for removing any excess fertilizer from paved surfaces, curbs, and sidewalks.

G. Insect and Disease Control

Contractor shall be responsible for weekly inspections of the entire property and treatment of any insect or disease related problem, including mole crickets, chinchbugs, and grubs. Contractor shall be responsible for the control of fire ants throughout maintained areas. Mounds are to be removed and soil leveled to previous grade after ants have been killed. Contractor shall be responsible for removing any excess pesticide applications from paved surfaces, curbs, and sidewalks within four (4) hours after application has occurred.

H. Watering

Contractor shall be responsible for monitoring the moisture levels in irrigated and non-irrigated bed areas and reporting any problems, in writing, that may be present during the maintenance visit. Contractor shall be responsible for damage to items that were not reported to the Owner and District Manager in writing and will be responsible for replacement of these items.

Contractor shall not be responsible for the manual watering of any plant material unless plant material is under warranty. When new seasonal color is installed, Contractor shall be responsible for supplemental watering only until plants become established. *(Line Item: Watering)*

I. Bed Weed Control

Weeds shall be controlled in bed areas by mechanical, physical and chemical methods. Bed areas are to be maintained weed free. Contractor shall be responsible for removing any chemicals used to control weeds from paved surfaces, curbs, and sidewalks.

J. Perennial Maintenance

Perennials such as but not limited to Rose, Allamanda, Daylilies, Rudbeckia, Sedum, Iris, Daffodils, Lantana, etc. shall be pruned removing all spent blooms, flower stalks, and dormant and declining foliage. The timing of this pruning may be seasonal, Owner and/or District Manager request, or for the aesthetic improvement of the landscape. Any additional fertilizer, fungicide, insecticide or other chemicals needed to keep plants at optimum health shall also be included.

This item will not be included in the contract amount. Contractor shall provide a price per 4" annual to be installed up to four (4) times per year and shall submit with bid. This work shall be invoiced separately in the month after service is rendered.

The District reserves the right to subcontract out any and all annual installation events.

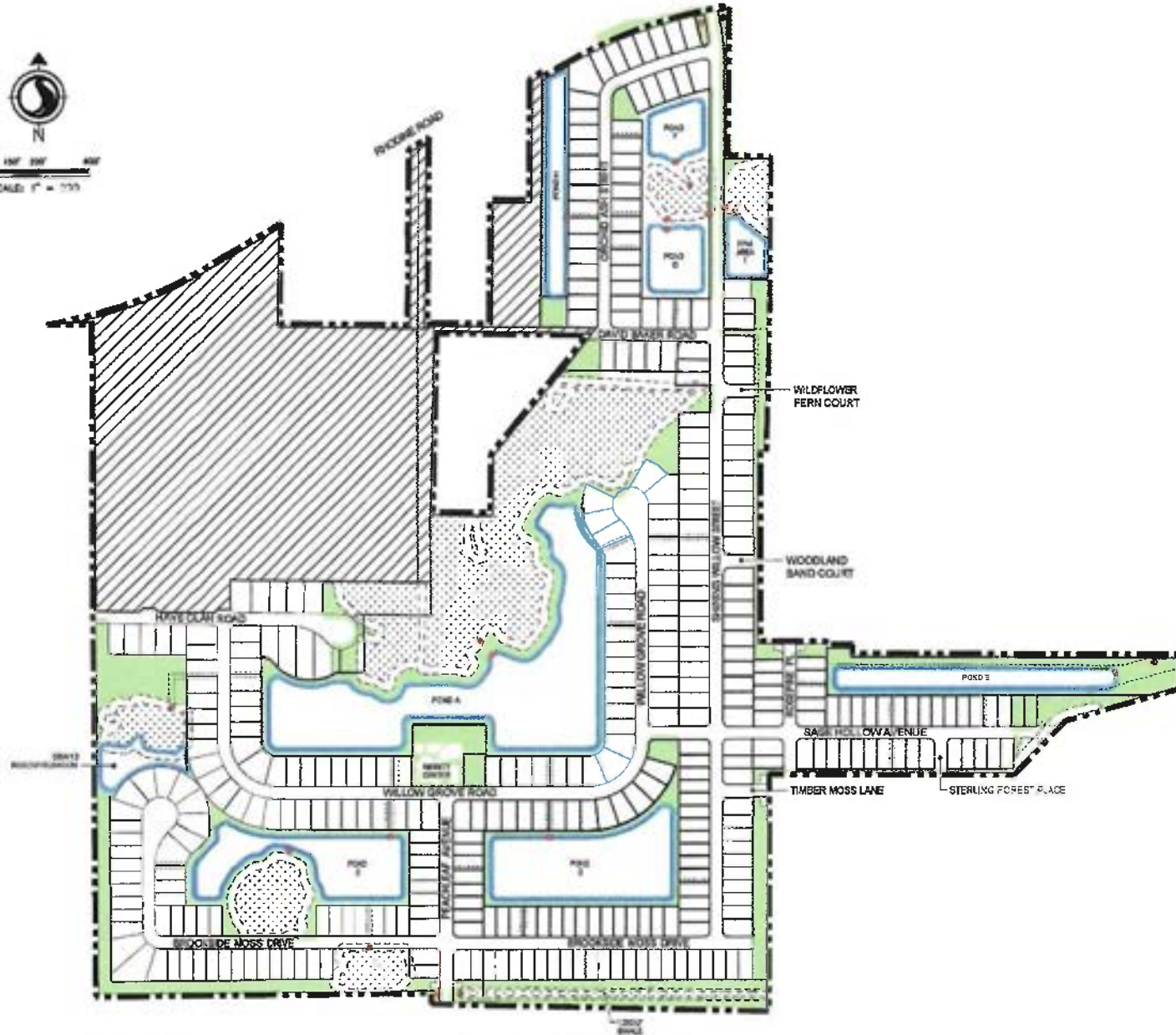
ADDITIONAL SERVICES

Please provide any additional landscape and irrigation maintenance services offered.

Examples include:

- Emergency Clean Up
- Storm Cleanup
- Irrigation Services outside of contract
- Freeze Protection
- After Hours Emergency Irrigation Services

[END OF SECTION]
MAINTENANCE MAP



- O&O BOUNDARY
- EASEMENT LINE
- CONTROL STRUCTURE
- LANDSCAPE MAINTENANCE
- POND BANK MAINTENANCE
- UNPLATTED
- WETLAND WITH 5' SETBACK

Revised	10/1/10	10/1/10	10/1/10
By			
Check			
Approved			

PROJECT			
BELMONT RESERVE COMMUNITY DEVELOPMENT DISTRICT			
Revised: 10/1/10			
Title			
MAINTENANCE MAP			
Project No.	100	Sheet	1
Drawing No.	X03	Revision	0

**Belmond Reserve Community Development District
Evaluation Criteria
for Landscape and Irrigation Maintenance Services**

1.	Location and Personnel	25 Points
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Locations of the Proposer's headquarters or permanent office in relation to the project; capabilities and experience of key personnel, including the project manager and field supervisor; present ability to manage the work; evaluation of existing workload; proposed staffing levels, etc.

2	Experience and Available Equipment	20 Points
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Past record and experience of the Proposer in similar projects; volume of work previously performed by the Proposer; past performance for other community developments districts in other contracts; character, integrity, reputation of Proposer, availability of equipment necessary for the project etc.

3	Understanding of the RFP and Scope of Services	25 Points
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Extent to which the proposal demonstrates an understanding of the District's needs for the services requested. Extent to which the proposal includes all information as requested by the District including product specifications, pricing, scheduling, staffing, qualifications, etc. Extent to which the proposal is completed as directed. Extent to which the proposal demonstrates clearly the ability to perform these services.

4	Price	30 Points
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A full 30 points will automatically be awarded to the Proposer submitting the lowest "Total Bid Price". All other Proposers will receive a percentage of this amount based upon a formula which divides the low bid by the Proposer's bid and is then multiplied by the number of points possible in this part of the Price evaluation.

*Proposer "A" turns in a bid of \$200,000 and is automatically deemed to be low bid and will receive the full 30 points. Proposer "B" turns in a bid of \$250,000. Bid "A" is divided by Bid "B" then multiplied by the number of points possible. $(200,000/250,000) \times 30 = 24$.

Total Possible Points for Each Bidder's Proposal	100 Points
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Country Greens Community Development District

**Official Proposal Form for
Solicitation of Proposals for Landscape and Irrigation Maintenance Services**

Name of Proposer: Fieldstone Landscape Services

In accordance with the solicitation of proposals issued by the Belmont Reserve Community Development District the undersigned proposes to provide all work necessary to perform the scope of services as described in the Project Manual.

Proposer submits that it can perform the work described above summarized as follows and as more specifically described in Proposer's proposal:

1. Turf Maintenance	\$ <u>88,212.25</u>
2. Shrub And Groundcover Maintenance	\$ <u>22,588.40</u>
3. Tree Maintenance	\$ <u>4,020.10</u>
4. General Site Maintenance: Trash And Debris Disposal	\$ <u>4,659.25</u>
5. Irrigation System	\$ <u>7,897.80</u>

Price includes initial irrigation audit of all controllers

Total Yearly Cost for the first year of the above items \$ 127,385.80

6. Annuals Maintenance/Installation	\$ <u>1,160.00</u>
7. Mulching for Tree and Shrub/Groundcover Bed Areas	\$ <u>139.50</u>

Estimate of total cubic yards proposed to service the property: 155

Cost of Mulch Per Cubic Yard \$ 90

Irrigation Hourly Rate for items not included in the Scope of Services: \$ 100

Proposer, thoroughly reviewed all components of the Project Manual and has a thorough understanding of the work required, the site and conditions where the work is to be performed, local labor conditions and all laws, regulations and other factors affecting performance of the work, having knowledge of the expense and difficulties attending performance of the work, and having fully inspected the site in all particulars, hereby proposes and agrees, if Proposer's proposal is accepted, to enter into the Proposed Agreement with the District.

Name of Authorized Signatory of Proposer: Scott Herman

Title of Authorized Signatory of Proposer: Business Development Manager

Signature of Authorized Signatory of Proposer: 

Landscape and Irrigation Maintenance Services Agreement

This Landscape and Irrigation Maintenance Services Agreement (this “**Agreement**”) is entered into as of _____, 2025 between the **Belmond Reserve Community Development District**, a local unit of special-purpose government organized and established under Chapter 190, Florida Statutes (the “**District**”) and _____, a _____, registered to do business in the State of Florida (the “**Contractor**”).

Background Information:

The District owns, operates, and maintains certain landscaping within and around the District. The District desires to retain an independent contractor to provide landscape and irrigation maintenance services for certain lands within and around the District. Contractor submitted a proposal and represents that it is qualified to serve as a landscape and irrigation maintenance contractor and provide services to the District. In consideration of the Contractor’s agreement to perform the services described below and the District’s agreement to compensate the Contractor the parties desire to enter into this Agreement.

Operative Provisions:

1. **Incorporation of Background Information.** The background information stated above is true and correct and by this reference is incorporated by reference as a material part of this Agreement.
2. **Contractor’s Representations.** In order to induce the District to enter into this Agreement, Contractor makes the following representations, upon which the District has actually and justifiably relied:
 - a. That Contractor has examined and carefully studied the project site, and that Contractor has the experience, expertise, and resources to perform all required work.
 - b. That Contractor has visited the site and at least a fair representative sample of the project area and become familiar with and is satisfied as to the general, local, and site conditions that may affect cost, progress, performance or furnishing of the work to be performed pursuant to this Agreement.
 - c. The Contractor agrees to be responsible for the care, health, maintenance, and replacement, if necessary, of the existing landscaping, in its current condition, and on an “as is” basis.
 - d. The Contractor shall be strictly liable for the decline or death of any plant material, regardless of whether such decline or death is due to the negligence of the Contractor, except that the Contractor shall not be responsible for fire, cold, storm or wind damage, incurable or uncontrollable diseases, or damage due to vandalism, upon written notice to the District.
 - e. No changes to the compensation set forth in this Agreement shall be made based on any claim that the existing landscaping was not in good condition or that the site was unsuitable for such landscaping.
 - f. That Contractor is familiar with and can and shall comply with all federal, state, and local laws and regulations that may affect cost, progress, performance, and furnishing of the work to be performed pursuant to this Agreement.
3. **Description of Work.**
 - a. The work to be performed shall include all labor, material, equipment, supervision, and transportation necessary to perform the services as described in the Scope of Services attached hereto as **Exhibit A** (the “**Work**”) in the locations shown in the maintenance map attached hereto as **Exhibit C**.
 - b. Contractor’s Official Proposal Form is attached hereto as **Exhibit B**.

- c. The Contractor agrees that the District shall not be liable for the payment of any work or services unless the District (including irrigation repair work), through an authorized representative of the District, authorized the Contractor, in writing, to perform such work.
4. **Additional Work.** If the District should desire additional work or services, or to add additional lands to be maintained, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the parties shall agree in writing to an addendum, amendment, or work order authorization. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the parties and agreed to in writing.
5. **Emergency Services.** In the event of an emergency or disaster, Contractor shall provide the District the following services:
 - a. Debris removal services shall be available on a timely basis and at a reasonable price. Prior to mobilization for debris removal activities, Contractor shall provide District, in writing, hourly rates for personnel, and equipment. Unreasonable rates will be rejected. All overhead costs are inclusive in the hourly rates.
 - b. Hourly rates for equipment apply only when equipment is operating and includes all associated costs such as operator, fuel, maintenance, and repair.
 - c. Personnel and equipment hourly rates include only those hours that Contractor's personnel are performing the debris removal activities. Stand-by time is not an eligible expense.
 - d. Disaster recovery assistance services shall not exceed a total of 70 hours worked for each emergency/disaster.
 - e. Contractor shall maintain and supply District all the necessary and adequate documentation on all emergency/disaster-related services to support reimbursement by other local, state, or federal agencies.
 - f. District reserves the right to immediately terminate all disaster recovery assistance activities under this Agreement for any reason. District will not be held responsible for any loss incurred by Contractor as a result of District's election to terminate these activities pursuant to this paragraph.
6. **Manner of Performance.**
 - a. While performing the Work, the Contractor shall assign such experienced staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Work in accordance with the specifications.
 - b. All Work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be of the very highest quality at least in accordance with industry standards and best management practices, such as IFAS.
 - c. The performance of all services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.
 - d. The Contractor shall assign the same work personnel and supervisors to the District to maintain the property in a consistent manner by workers that are familiar with the property and the procedures expected.
 - e. Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement at no additional cost to the District.
 - f. Contractor shall use due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair, at its sole cost, any damage resulting from the Work within 24 hours of the damage occurring or receiving written notice, whichever is earlier to the satisfaction of the District.
 - g. Contractor is responsible for vehicular safety within the community and shall use the proper

warning safety equipment. Any motorized equipment used on the roadways of the community must be legally equipped.

- h. Contractor shall replace, at Contractor's expense, all plant material that, in the opinion of the District fails to maintain a healthy, vigorous condition as a result of the Contractor's failure to perform the Work specified herein.
- i. It is the responsibility of the Contractor to notify the District in writing of any conditions beyond the control of the Contractor or Work that may result in the damage and/or loss of plant material, vegetation, sod, or other landscaping. This responsibility includes but is not limited to the following: vandalism and/or other abuse of property, areas of the site that continually hold water, areas of the site that are consistently too dry. Contractor shall provide such items via written notice together with recommended solutions and related costs. Failure of the Contractor to report such items shall result in the Contractor incurring full responsibility and cost for repairs or replacements.
- j. In the event that time is lost due to heavy rains ("**Rain Days**"), the Contractor agrees to reschedule its employees and divide their time accordingly to complete all scheduled services during the same week as any Rain Days. The Contractor shall provide services on Saturdays if needed to make up Rain Days with prior notification to and approval by, the District's representative.
- k. The District shall be contacted at least 48 hours ahead of time when services cannot be performed by Contractor on schedule and an alternate time shall be scheduled in accordance with the District's rules and regulations for operations of contractors on site. The District may at any time request alterations to the general maintenance service timing provided that the Contractor may accomplish the request without incurring additional expense for equipment, materials, or labor.

7. **Time of Commencement.** The work to be performed under this Agreement shall commence on the date of this Agreement. Contractor shall provide the District the requisite insurance referenced herein and prior to commencing any work.

8. **Term and Renewal.** The initial term of this Agreement shall be for 1 year from the date of this Agreement. At the end of the initial term, the Agreement shall automatically renew for subsequent 1 year terms pursuant to the same contract provisions as the initial term, until terminated by either party pursuant to the termination provision below.

9. **Termination.**

- a. Contractor may terminate this Agreement with 60 days' written notice with or without cause. Termination notice must be sent to and received by the District by certified mail or email. The 60-day notice shall commence on the day of actual receipt of said written notice by the District.
- b. The District may, in its sole and absolute discretion, whether or not reasonable, on 30 days' written notice to Contractor, terminate this Agreement at its convenience, with or without cause, and without prejudice to any other remedy it may have. Termination notice must be sent to the Contractor by certified mail or email. The 30-day notice shall commence on the day of mailing of said notice to the Contractor.
- c. Upon termination of this Agreement, the Contractor shall be entitled to receive payment for work executed, subject to whatever claims or off-sets the District may have against the Contractor.
- d. On a default by Contractor, the District may elect not to terminate this Agreement, and in such event it may make good the deficiency in which the default consists, and deduct the costs from the payment then or to become due to Contractor. The District specifically reserves all rights available under the law or equity should there be a default by Contractor which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

10. District Representatives and Inspections.

- a. The District hereby designates the District Manager, Field Manager, and other representatives of the District Manager's office to act as the District's representatives. The District's representatives shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Work.
- b. The Contractor agrees to meet with a District representative no less than 1 time per month to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement. At that time, the District will compile a list of landscape related items that should be performed before the next walk through.
- c. The District will be responsible for scheduling the monthly inspections. The District must have no less than 14 days' notice if there is a need to reschedule.
- d. All scheduled inspections will proceed with or without the attendance of the Contractor. Notwithstanding, Contractor is responsible for a weekly inspection of the entire property subject to the Work.
- e. If the District representatives identify any deficient areas, the District representatives shall notify the Contractor through a written report or otherwise. The Contractor shall then within the time period specified by the District representatives, or if no time is specified within 48 hours, explain in writing what actions shall be taken to remedy the deficiencies. Upon approval by the District, the Contractor shall take such actions as are necessary to address the deficiencies within the time period specified by the District, or if no time is specified by the District, then within 3 days and prior to submitting any invoices to the District.

11. Compensation

- a. As compensation for the Work (including any additional work described in **Exhibit A** authorized by the District) performed each month the District agrees to pay Contractor the following amounts:
 - i. For Parts 1 and 4 of the Work, which are performed on a monthly basis: \$_____.
 - ii. For Parts 2 and 3 of the Work, a not to exceed annual price for each Part as described in Contractor's Official Proposal Form attached hereto as **Exhibit B**.
 - iii. If the District elects to award the Contractor the work described in Parts 5 [Mulch] and Part 6 [Seasonal Color] of the Work, and only after receipt of written authorization by the District to proceed, the not to exceed annual price for each Part as described in Contractor's Official Proposal Form attached hereto as **Exhibit B**.
 - iv. For any irrigation services not included in the Work, and only after receipt of written authorization by the District to proceed, a not to exceed price of \$_____per hour.
- b. Contractor shall invoice the District monthly for services provided during the previous month. The format of the invoice and backup documentation shall strictly adhere to the requirements established by District and at a minimum shall include:
 - i. the District's name
 - ii. the Contractor's name
 - iii. the invoice date,
 - iv. an invoice number
 - v. a reference to a proposal number if applicable,
 - vi. the location (including the community if applicable),
 - vii. descriptive enough to allow reader to understand services performed
 - viii. an itemized listing of all costs billed on the invoice with a description of each service,
 - ix. the time frame within which the services were provided, and
 - x. the address or bank information to which payment is to be remitted.
- c. In the event services are not needed (dry times and mowing not needed on the frequency

designated in the Scope of Services), inclement weather, or other conditions outside the control of the Contractor that cause certain services to not be necessary or to be missed the Contractor shall inform the District on a weekly basis and provide a written plan of performing other services on the property, making up the missed services on a later date, or issuing a credit on invoices.

- d. The District shall provide payment within 45 days of receipt of invoices, unless such invoice is disputed as described below, in accordance with Florida's Prompt Payment Act, Section 218.70, Florida Statutes.
- e. If the District disputes or questions any part or all of an invoice, the District shall advise Contractor in writing of such questions or disputes within 10 days of the District's receipt of such invoice.
- f. In the event of any dispute regarding the Work performed to date and so long as the District is pursuing resolution of such dispute in an expeditious manner, Contractor, including any of Contractor's subcontractor(s) or agent(s) responsible for the Work, shall continue to carry on performance of the Work and maintain their progress during any such dispute, lawsuit or other proceeding to resolve the dispute, and District shall continue to make payments of undisputed amounts to Contractor in accordance with this Agreement.
- g. The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of lien releases or partial waivers of lien, to be submitted to the District by those subcontractors, material men, suppliers, or laborers, and further require that the Contractor provide an affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

12. Duties and Rights of Contractor. Contractor's duties and rights are as follows:

- a. *Responsibility for and Supervision of the Work:* Contractor shall be solely responsible for all work specified in this Agreement, including the techniques, sequences, procedures, means, and coordination for all work. Contractor shall supervise and direct the work to the best of its ability, giving all attention necessary for such proper supervision and direction.
- b. *Discipline, Employment, Uniforms:* Contractor shall maintain at all times strict discipline among its employees and shall not employ for work on the project any person unfit or without sufficient skills to perform the job for which such person is employed. All laborers and foremen of the Contractor shall perform all Work on the premises in a uniform to be designed by the Contractor. The shirt and pants shall be matching and consistent. At the start of each day, the uniform shall be reasonably clean and neat. No shirtless attire, no torn or tattered attire or slang graphic T-shirts are permitted. No smoking in or around the buildings will be permitted. Rudeness or discourteous acts by Contractor employees will not be tolerated. No Contractor solicitation of any kind is permitted on property.
- c. *Furnishing of Labor, Materials/Liens and Claims:* Contractor shall provide and pay for all labor, materials, and equipment, including tools, equipment and machinery, utilities, including water, transportation, and all other facilities and services necessary for the proper completion of work in accordance with this Agreement. Contractor waives any right to file mechanic's and construction liens. The Contractor shall keep the District's property free from any material men's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or

satisfy such claim or lien within 3 business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

- d. *Payment of Taxes, Procurement of Licenses and Permits, Compliance with Governmental Regulations:* Contractor shall pay all taxes required by law in connection with the Work, including sales, use, and similar taxes, and shall secure all licenses and permits necessary for proper completion of the Work, paying the fees therefore and ascertaining that the permits meet all requirements of applicable federal, state and county laws or requirements. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances, including conservation easements applicable to the District. If the Contractor fails to notify the District in writing within 5 days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or material men, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within 5 days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective immediately upon the giving of notice of termination.
- e. *Responsibility for Negligence of Employees and Subcontractors:* Contractor shall be fully responsible for all acts or omissions of its employees, its subcontractors and their employees, and other persons doing work under any request of Contractor.
- f. *Safety Precautions and Programs:* Contractor shall provide for and oversee all safety orders, precautions, and programs necessary for reasonable safety of the Work. Contractor shall maintain an adequate safety program to ensure the safety of employees and any other individuals working under this Agreement. Contractor shall comply with all OSHA standards. Contractor shall take precautions at all times to protect any persons and property affected by Contractor's work, utilizing safety equipment such as bright vests and traffic cones.
- g. *Monthly Maintenance Reports.* The Contractor has a duty to provide the District a monthly maintenance report, that highlights any significant work done in the previous month, and issues they encountered (including all prior work and history if a problem keeps occurring at the same location), and an update on any work on outstanding issues. This report must also include information and pictures of any issues with the irrigation system.

13. Indemnification.

- a. The Contractor does hereby indemnify and hold the District, its officers, agents and employees, harmless from liabilities, damages, losses and costs (including but not limited to reasonable attorney's fees) arising in any manner whatsoever from or out of Contractor's presence at the District for any purpose, including but not limited to performing the Work. The foregoing indemnification includes agreement by the Contractor to indemnify the District for conduct to the extent caused by the negligence, recklessness or intentional wrongful misconduct of the Contractor and persons or entities employed or utilized by the Contractor in the performance of this Agreement.
- b. *It is understood and agreed that this Agreement is not a construction contract as that term is referenced in Section 725.06, Florida Statutes, (as amended) and that said statutory provision does not govern, restrict or control this Agreement.*
- c. In any and all claims against the District or any of its agents or employees by any employee of the Contractor, any subcontractor, anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable, the indemnification obligation under this Agreement shall not be limited in any way as to the amount or type of damages, compensation

or benefits payable by or for the Contractor or any subcontractor under Workmen's compensation acts, disability benefit acts, or other employee benefit acts.

- d. The Contractor shall and does hereby indemnify and hold the District and anyone directly or indirectly employed by it harmless from and against all claims, suits, demands, damages, losses, and expenses (including attorney's fees) arising out of any infringement of patent or copyrights held by others and shall defend all such claims in connection with any alleged infringement of such rights.

14. Limitations on Governmental Liability. Contractor agrees that nothing herein will constitute or be construed as a waiver of the Districts limitations on liability contained in section 768.28, Florida Statutes, or other statute or law. Any subcontractor retained by the Contractor will acknowledge the same in writing.

15. Insurance.

- a. Before performing any Work, Contractor shall procure and maintain, during the life of the Agreement, unless otherwise specified, insurance listed below. The policies of insurance shall be primary and written on forms acceptable to the District and placed with insurance carriers approved and licensed by the Insurance Department in the State of Florida. No changes are to be made to these specifications without prior written specific approval by the District.
 - i. **Workers' Compensation:** Contractor will provide Workers' Compensation insurance on behalf of all employees who are to provide a service under this Agreement, as required under applicable Florida Statutes and Employer's Liability with limits of not less than \$100,000.00 per employee per accident, \$500,000.00 disease aggregate, and \$100,000.00 per employee per disease. In the event the Contractor has "leased" employees, the Contractor or the employee leasing company must provide evidence of a Minimum Premium Workers' Compensation policy, along with a Waiver of Subrogation in favor of the District. All documentation must be provided to the District at the address listed below. No contractor or subcontractor operating under a worker's compensation exemption shall access or work on the site.
 - ii. **Commercial General Liability:** Commercial General Liability including but not limited to bodily injury, property damage, contractual, products and completed operations, and personal injury with limits of not less than \$2,000,000.00 per occurrence, \$2,000,000.00 aggregate covering all work performed under this Agreement.
 - iii. **Automobile Liability:** Including bodily injury and property damage, including all vehicles owned, leased, hired and non-owned vehicles with limits of not less than \$1,000,000.00 combined single limit covering all work performed under this Agreement.
 - iv. **Umbrella Liability:** With limits of not less than \$1,000,000.00 per occurrence covering all work performed under this Agreement.
- b. Each insurance policy required by this Agreement shall:
 - i. Apply separately to each insured against whom claim is made and suit is brought, except with respect to limits of the insurer's liability.
 - ii. Be endorsed to state that coverage shall not be suspended, voided, or canceled by either party except after 30 calendar days prior written notice, has been given to the District.
 - iii. Be written to reflect that the aggregate limit will apply on a per claim basis.
- c. The District shall retain the right to review, at any time, coverage, form, and amount of insurance.
- d. The procuring of required policies of insurance shall not be construed to limit Contractor's liability or to fulfill the indemnification provisions and requirements of this Agreement.
- e. The Contractor shall be solely responsible for payment of all premiums for insurance contributing to the satisfaction of this Agreement and shall be solely responsible for the

payment of all deductibles and retentions to which such policies are subject, whether or not the District is an insured under the policy.

- f. Certificates of insurance evidencing coverage and compliance with the conditions to this Agreement, and copies of all endorsements are to be furnished to the District prior to commencement of Work, and a minimum of 10 calendar days after the expiration of the insurance contract when applicable. All insurance certificates shall be received by the District before the Contractor shall commence or continue work.
- g. Notices of accidents (occurrences) and notices of claims associated with work being performed under this Agreement shall be provided to the Contractor's insurance company and to the District as soon as practicable after notice to the insured.
- h. Insurance requirements itemized in this Agreement and required of the Contractor shall be provided on behalf of all subcontractors to cover their operations performed under this Agreement. The Contractor shall be held responsible for any modifications, deviations, or omissions in these insurance requirements as they apply to subcontractors.
- i. All policies required by this Agreement, with the exception of Workers' Compensation, or unless specific approval is given by the District, are to be written on an occurrence basis, shall name the District, its supervisors, officers, agents, employees and volunteers as additional insured as their interest may appear under this Agreement. Insurer(s), with the exception of Workers' Compensation on non-leased employees, shall agree to waive all rights of subrogation against the district, its supervisors, officers, agents, employees or volunteers.

16. Subcontractors. The Contractor shall not award any of the Work to any subcontractor without prior written approval of the District. The Contractor shall be as fully responsible to the District for the acts and omissions of its subcontractors, and of persons either directly or indirectly employed by them, as the Contractor is for the acts and omissions of persons directly employed by the Contractor. Nothing contained herein shall create contractual relations between any subcontractor and the District.

17. Relationship Between the Parties. It is understood that the Contractor is an independent contractor and shall perform the services contemplated under this Agreement. As an independent contractor, nothing in this Agreement shall be deemed to create a partnership, joint venture, or employer-employee relationship between the Contractor and the District. The Contractor shall not have the right to make any contract or commitments for, or on behalf of, the District without the prior written approval of the District. The Contractor assumes full responsibility for the payment and reporting of all local, state, and federal taxes and other contributions imposed or required of the Contractor during the performance of services to the District.

18. No Third Party Beneficiaries. This Agreement is solely for the benefit of the District and the Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Contractor and their respective representatives, successors, and assigns.

19. Public Entity Crimes. Pursuant to Section 287.133(3)(a), Florida Statutes:

A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or

repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017 for CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

Contractor represents that in entering into this Agreement, the Contractor has not been placed on the convicted vendor list within the last 36 months and, in the event that the Contractor is placed on the convicted vendor list, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

20. Scrutinized Companies. Pursuant to Section 287.135, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor has not been designated as a “scrutinized company” under the statute and, in the event that the Contractor is designated as a “scrutinized company”, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

21. E-Verification. Pursuant to Section 448.095(2), Florida Statutes,

- a. Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security’s E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
- b. If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District will terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes.
 - i. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor will immediately terminate its contract with the subcontractor.

22. Anti- Human Trafficking. Pursuant to Section 787.06, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor does not use coercion for labor or services as defined in the statute. The Contractor is required to provide an affidavit, signed by an officer or a representative of the Contractor with this representation, addressed to the District, as required by Section 787.06(13), Florida Statutes.

23. Public Records. As required under Section 119.0701, Florida Statutes, Contractor shall (a) keep and maintain public records required by the District in order to perform the service, (b) upon request from the District’s custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of this Agreement term and following completion of this Agreement if the Contractor does not transfer the records to District, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Contractor upon termination of this Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 566-1935, OR BY EMAIL AT JOSEPH.GONZALEZ@INFRAMARK.COM, OR BY REGULAR MAIL AT 313 CAMPUS ST, CELEBRATION, FL 34747.

24. **Waivers.** The failure of any party hereto to enforce any provision of this Agreement shall not be construed to be a waiver of such or any other provision, nor in any way to affect the validity of all or any part of this Agreement or the right of such party thereafter to enforce each and every such provision. No waiver of any breach of this Agreement shall be held to constitute a waiver of any other or subsequent breach.
25. **Governing Law and Venue.** This Agreement shall be governed under the laws of the State of Florida with venue in the county where the District is located.
26. **Enforcement of Agreement.** In the event it shall become necessary for either party to institute legal proceedings in order to enforce the terms of this Agreement, the prevailing party shall be entitled to all costs, including reasonable attorney's fees at both trial and appellate levels against the non-prevailing party.
27. **Amendment.** This Agreement may not be altered, changed or amended, except by an instrument in writing, signed by both parties hereto.
28. **Assignment.** This Agreement is not transferrable or assignable by either party without the written approval of both parties. In the event that the Contractor is purchased by, acquired by, or merges with another company, the new company must request the District's written consent to the company's assumption of this Agreement.
29. **Arm's Length Transaction.** This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
30. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.
31. **Authorization.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.
32. **Notices.** Whenever any party desires to give notice to the other party, it must be given by written notice, sent by email, certified United States mail with return receipt requested, or a nationally recognized express transportation company to the addresses below. In the event that any party undergoes a change in address or contact information, notification to the other party shall be made.

a. If to Contractor: NAME

ADDRESS

ADDRESS

b. If to District: Belmond Reserve Community Development District
c/o Inframark
2005 Pan Am Circle, Ste 300
Tampa, Florida 33607

33. Severability. If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall remain in full force and effect.

34. Entire Agreement. This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party. This Agreement shall supersede and subsume any prior agreements. To the extent that any provisions of this Agreement conflict with the provisions in any exhibit, the provisions in this Agreement shall control over provisions in any exhibit.

IN WITNESS WHEREOF, the parties hereto have signed and sealed this Agreement on the day and year first written above.

COMPANY NAME

**Belmond Reserve
Community Development District**

Name: _____
Title: _____

Name: _____
Title: Chair/Vice Chair, Board of Supervisors

Exhibit A: Scope of Services

Exhibit B: Contractor's Bid Form

Exhibit C: Maintenance Map

**Affidavit for
Public Entity Crimes, Scrutinized Companies, E-Verify, and Non-Collusion**

*[Solicitation of Proposals for Landscape and Irrigation Maintenance Services]
Country Greens Community Development District*

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL
AUTHORIZED TO ADMINISTER OATHS.

Name of Proposer: Fieldstone Landscape Services

I am authorized to make this affidavit on behalf of my firm and its owner, directors and officers. I state that:

Public Entity Crimes

1. I understand that a "person" or "affiliate" who has been placed on the "convicted vendor list" following a "conviction" for a "public entity crime" (as those terms are defined in Section 287.133, Florida Statutes) for a period of 36 months following the date of being placed on the convicted vendor list, would render us ineligible to submit a proposal for this project.
2. Neither I, nor any person or affiliates with my firm, nor my firm has been placed on the convicted vendor list following a conviction for a public entity crime that would render us ineligible to submit a proposal for this project.

Scrutinized Companies

3. I understand that, pursuant to Section 287.135(2)(a), Florida Statutes, we would be ineligible to submit a proposal for this project if we are company that is on the "Scrutinized Companies that Boycott Israel List" (created pursuant to Section 215.4725, Florida Statutes) or are engaged in a boycott of Israel.
4. Neither I nor my firm are on the "Scrutinized Companies that Boycott Israel List" nor are we engaged in a boycott of Israel.

E-Verify


5. I understand that, pursuant to Section 448.095(2), Florida Statutes, we must comply with Florida's E-Verify law in order to enter into an agreement with a public employer.
6. Our firm is registered with and uses the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
7. No public employer has terminated a contract with our firm under Section 448.095(2)(c), Florida Statutes, within the year immediately preceding the date of our proposal.
8. Our firm is currently in compliance and will remain in compliance, for the duration of the agreement, with all requirements of Section 448.095(2), Florida Statutes.
9. I understand that, if there is a good faith belief that our firm has knowingly violated Section 448.09(1), Florida Statutes, there is an obligation to terminate the agreement pursuant to Section 448.095(2)(c), Florida Statutes.
10. I understand that, if there is a good faith belief that one of our subcontractor(s) has knowingly violated the Section 448.09(1), Florida Statutes, but our firm has otherwise complied with its obligations thereunder, then our firm will be required to immediately terminate its contract with the subcontractor in order to continue providing services to a public employer.

Non-Collusion

11. The price(s) and amount(s) of in our proposal have been arrived at independently and without consultation, communication, or agreement with any other proposer, potential proposer, proposal, or potential proposal.

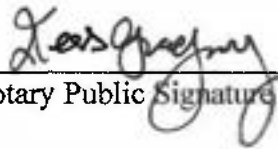
12. Neither the price(s) nor the amount(s) in our proposal, have been disclosed to any other firm or person who is a proposer or potential proposer, and they will not be disclosed before opening of all proposals.
13. No attempt has been made or will be made to induce any firm or persons to refrain from submitting a proposal, or to submit a price(s) higher than the prices in our proposal, or to submit any intentionally high or noncompetitive price(s) or other form of complementary proposal.
14. Our proposal is made in good faith and not pursuant to any agreement or discussion with, or inducement from, any firm or person to submit a complementary or other noncompetitive proposal.
15. Our firm, its affiliates, subsidiaries, officers, director, and employees are not currently under investigation, by any governmental agency and have not in the last 3 years been convicted or found liable for any act prohibited by State or Federal law in any jurisdiction, involving conspiracy or collusion with respect to any public contract, except as disclosed.

I state that I and the named firm understand and acknowledge that the above representations are material and important and will be relied on by the Country Greens Community Development District for which our proposal is submitted. I understand and my firm understands that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the District of the true facts relating to the submission of proposals for this work.



Signature of Authorized Signatory of Proposer

Sworn before me on this 27th day of May, 2025



Notary Public Signature



Notary Stamp

Fifth Order of Business

5A

Belmond Reserve Community Development District

c/o Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607

June __, 2025

Via US Mail and Posted on CDD Website and Message Board

**Re: Belmond Reserve Community Development District
Improper Drainage Systems Causing Erosion Issues**

Dear Resident,

This letter is being sent on behalf of the Belmond Reserve Community Development District (the “**District**”). As you know, the District owns the common areas within the community including, but not limited to, the landscaping, common areas, and the stormwater drainage ponds. As the District was evaluating the erosion damage to several of the ponds within the community, it was discovered that some homes have improper drainage systems set up that are contributing to the erosion of the pond banks. The District is preparing to perform an extensive and expensive erosion repair to the pond banks, but it is crucial that the residents’ drainage systems are corrected so that these issues do not reoccur. The purpose of this letter is to educate residents on the proper way to set up your gutter systems and pool drainage to ensure the protection of the District’s ponds.

We understand that some homes have gutter systems installed by the builder, some homes have gutter systems installed by the homeowners, and some homes do not have any gutter systems. If your home does contain a gutter system, we are asking that you inspect and evaluate how the water is being discharged to ensure it is not contributing to erosion of the stormwater ponds. Attached to this letter, you will find information on what types of discharge can cause erosion as well as guidance to ensure your gutter system is discharging water properly. Essentially, the gutter systems should be designed so that there is not a concentrated flow of water toward the stormwater bank.

If you have a pool, please ensure that you are not draining your pool directly onto the stormwater bank. Direct discharges from pool drains that contain chemicals can kill the grass and/or plants that keep the soil in place.

In the next few months, the District will be performing inspections along the stormwater ponds to ensure that there is no unlawful discharge of water from residents’ homes. We ask that you review the materials provided and make any corrections necessary. If you have any questions about these materials or are unsure if your home’s drainage system is set up properly, please contact me at Samantha.Ford@inframark.com or 813-873-7300.

Please be aware that discharging of any water directly onto the District’s stormwater banks without the District’s permission is strictly prohibited. Such activities are unlawful and can cause damage to District property. We trust that you understand the importance of this matter as erosion of the stormwater ponds can be extremely expensive to repair and results in additional costs for the residents.

Sincerely,

Samantha Ford

Samantha Ford, District Manager

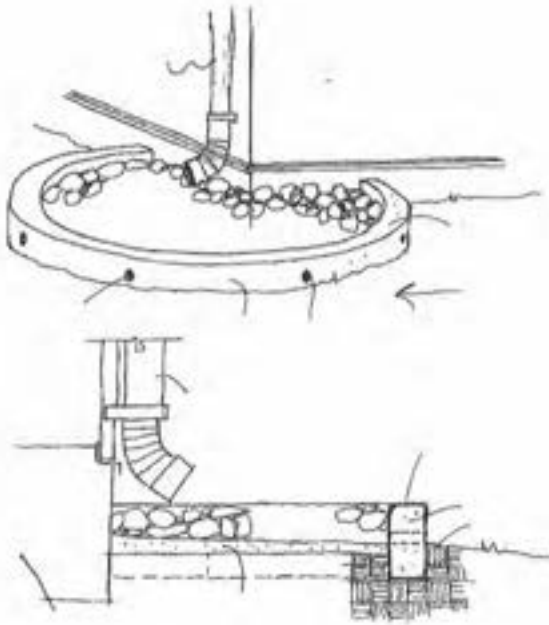
STORMWATER POND SLOPE EROSION

The slopes of the community's stormwater ponds must be maintained with proper vegetation in order to control and prevent *erosion*, or loss of the soil. Erosion of the slopes can be extremely expensive to repair and can sometimes also add unwanted sediment to the water that can negatively affect the water quality in the pond. In addition, eroded banks make it difficult to access and maintain the ponds and unchecked erosion may cause damage to the properties of homeowners next to the affected pond.

The slopes are susceptible to erosion due to

- wave action in the ponds
- the normal fluctuation of the groundwater levels between the rainy and dry seasons
- direct discharge of water from roofs or drains, such as through a roof downspout, a pool overflow pipe, or a water conditioner outflow pipe, that is very concentrated and can carry away soil in its path
- direct discharges from pool drains and water conditioners that contain chemicals such as chlorine or salt that can kill the grass and/or plants that keep the soil in place
- lack of grass and/or plants since vegetation helps keep the soil in place.

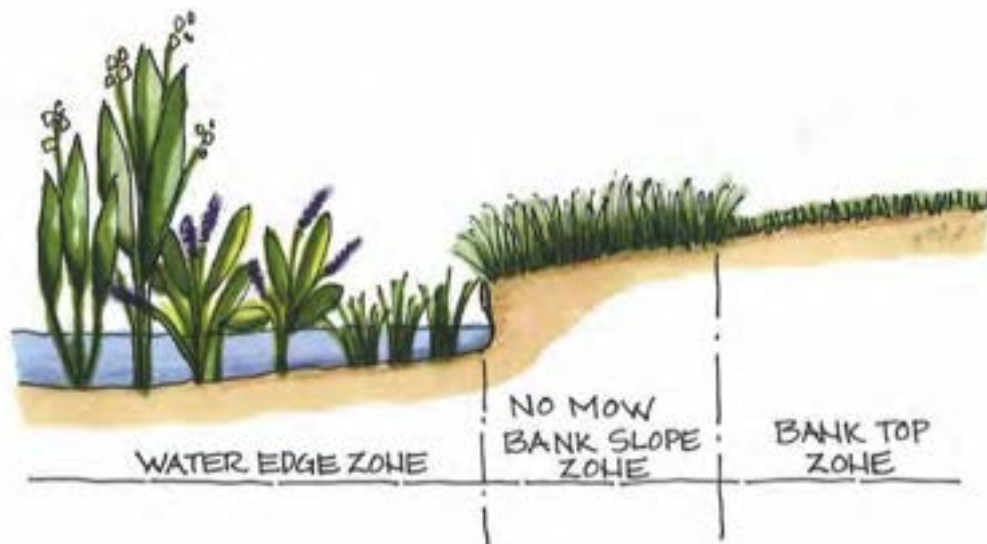
Discharges of water from roofs, pools, and water conditioners can significantly damage pond berms and slopes due to the quality of the water and the concentrated flow of water. Residents who have, or plan to create, a concentrated discharge of water must contact the CDD office to discuss ways to reduce the erosion potential. One way to avoid a concentrated discharge is shown in the illustration below:



It is also very important for vegetation to be established and maintained, on both private and CDD properties, within the pond berms and slopes so that bare soil doesn't lead to erosion. Any aquatic plants that the CDD may plant along the pond slopes should be protected to help stabilize the pond slope along and below the grass line and normal water level.

The Belmond Reserve Community Development District (*CDD*) performs regular inspections of the ponds to assess their conditions and identify any areas that have eroded or show potential for erosion. These areas are then scheduled for appropriate maintenance.

The CDD is implementing a new pond slope maintenance program in 2017 in accordance with guidelines from the University of Florida/IFAS Environmental Horticulture Department's Center for Landscape Conservation and Ecology. The program will use a Moderate to Gentle Slope with a cut bank for the ponds. Turf is planted to the water's edge and a no-mow zone will be established around the perimeter of the ponds. The no-mow strip will be groomed appropriately by the district's landscape maintenance company and will be left taller than a lawn. Homeowners must not mow, nor allow their landscape companies to mow, in the no-mow zone as this interferes with the proper functioning of the system. The following illustration provides more detail:



Fifth Order of Business

5B

Fifth Order of Business

5C







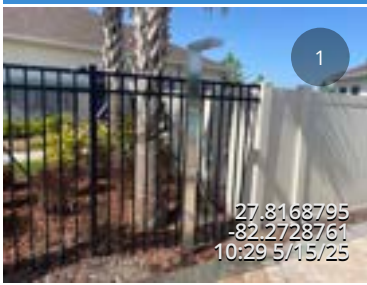
BELMOND RESERVE CDD

Field Inspection - May 2025

Thursday, May 15, 2025

Prepared For Belmond Reserve Board Of Supervisors

24 Items Identified



ITEM 1

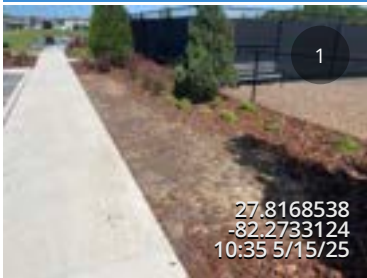
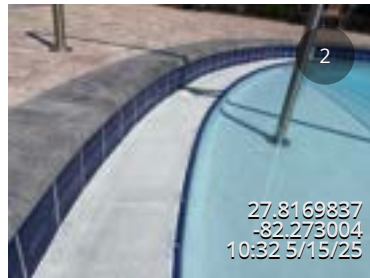
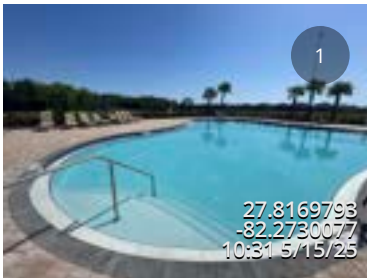
Assigned To: Inframark

New shower tower has been installed.

ITEM 2

Assigned To: Blue Life Pools

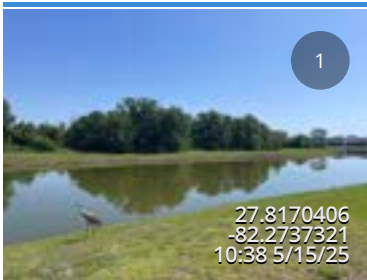
The pool mostly looks good, however there is a scum line on the tiles that needs to be cleaned.



ITEM 3

Assigned To: Yellowstone Landscaping

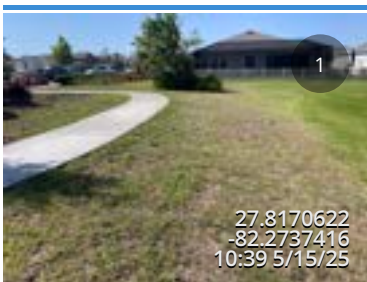
The patch of turf by the parking lot has been sprayed and prepped for mulch installation. Mulch has already been installed everywhere else.



ITEM 4

Assigned To: Aquatic Weed Control

Pond A looks good.



ITEM 5

Assigned To: Yellowstone Landscaping

The St. Augustine grass around the amenities is spotty but is growing back. Proper irrigation and fertilization is crucial.



ITEM 6

Assigned To: Yellowstone Landscaping

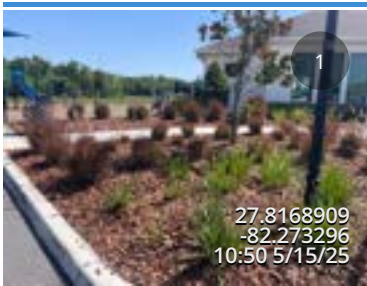
Please ensure that mulch is blown back into the beds at each service.



ITEM 7

Assigned To: Yellowstone Landscaping

These two corners by the preschool need to be mulched over as well.



ITEM 8

Assigned To: Yellowstone Landscaping

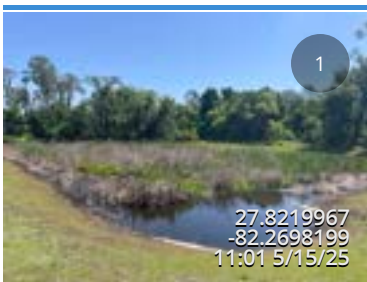
The majority of the landscaping around the amenities is healthy and looks great.



ITEM 9

Assigned To: Yellowstone Landscaping

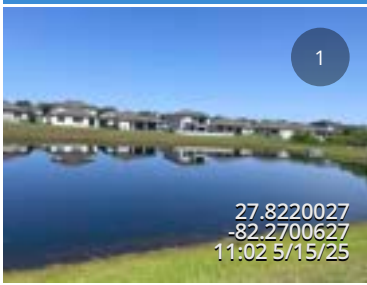
A new VFD has been installed on the well and it is now fully operational. Repairs are warranted for 5 years.



ITEM 10

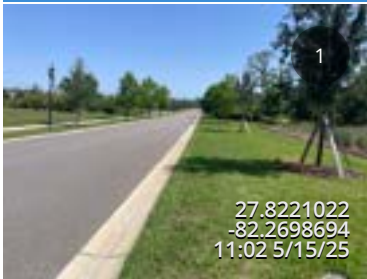
Assigned To: Aquatic Weed Control

The wetland looks good. Invasive species are dying off and beneficial species are thriving.



ITEM 11

Assigned To: Aquatic Weed Control
Pond G looks good.



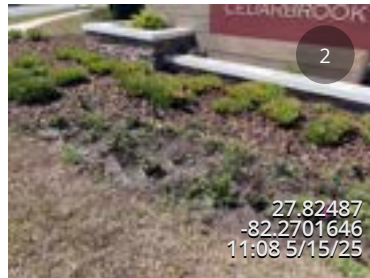
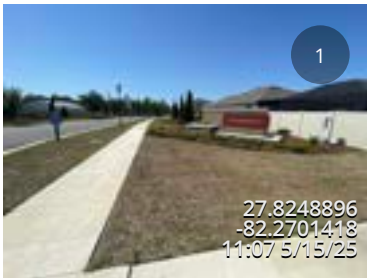
ITEM 12

Assigned To: Yellowstone Landscaping
The turf along Shining Willow St has made a great recovery since the well was repaired.

ITEM 13

Assigned To: Yellowstone Landscaping

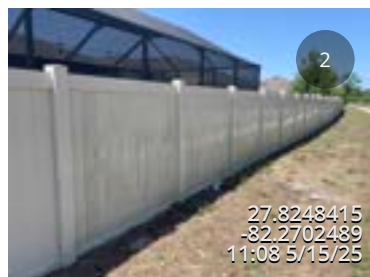
The turf out front by the monuments is making a much slower recovery. Progress will be monitored and replacements may be necessary. The annuals have mostly died out and a new rotation is needed.

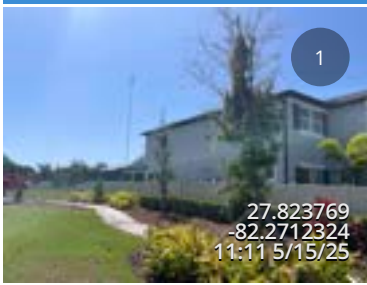


ITEM 14

Assigned To: Tactical Pressure Washing

The proposal to pressure wash the monuments and the fence along Rhodine Rd has been approved and is being conducted today.

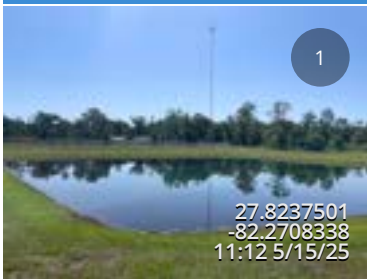




ITEM 15

Assigned To: Yellowstone Landscaping

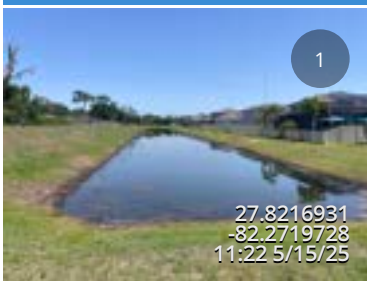
Please remove the Spanish moss from the trees at the Orchid Ash St pocket park.



ITEM 16

Assigned To: Aquatic Weed Control

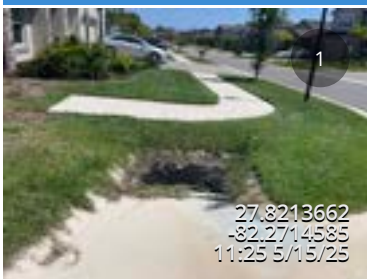
Pond F looks good.



ITEM 17

Assigned To: Aquatic Weed Control

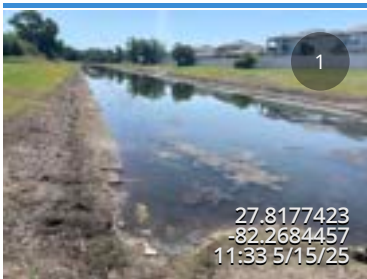
The algae has been treated and is dissipating in pond H.



ITEM 18

Assigned To: Yellowstone Landscaping

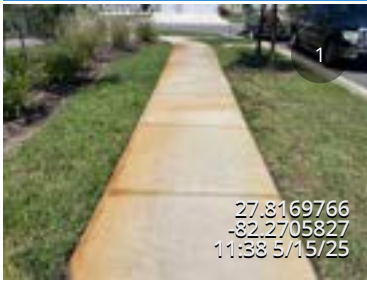
Please clear off the drain at Orchid Ash St and David Baker Rd.



ITEM 19

Assigned To: Aquatic Weed Control

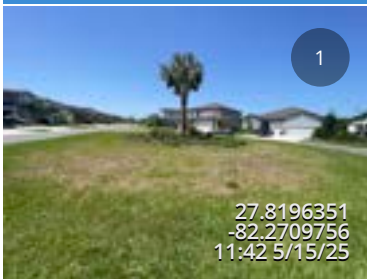
Erosion and washout repairs have been tabled for the ponds. Low water levels are exposing some trash in pond E that needs to be picked up during the next service.



ITEM 20

Assigned To: Inframark

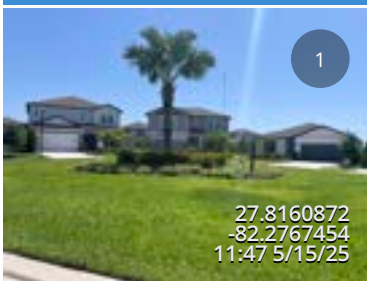
Please provide a proposal to acid wash the sidewalks to remove the iron stains by the dog park.



ITEM 21

Assigned To: Yellowstone Landscaping

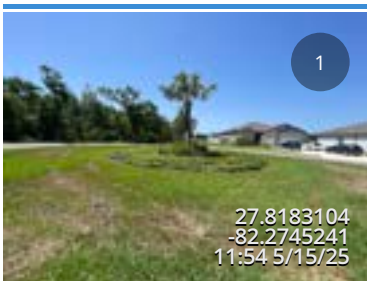
The turf is recovering on the island at Willow Grove Dr.



ITEM 22

Assigned To: Yellowstone Landscaping

The island on Brookside Moss Dr looks great.



ITEM 23

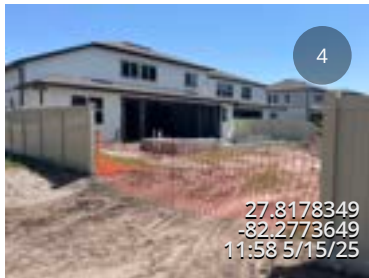
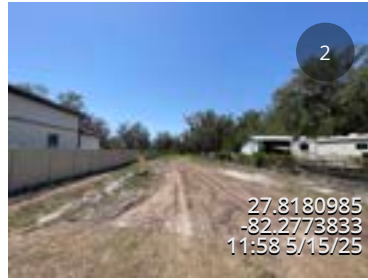
Assigned To: District Manager

Tire tracks and damaged turf from vandalism at the Island on Hayes Clan Rd. A police report has been made.

ITEM 24

Assigned To: District Manager

CDD property is damaged as a result of pool construction at 12613 Hayes Clan Rd.



Sixth Order of Business

6A

RESOLUTION 2025-05

**A RESOLUTION OF THE BOARD OF SUPERVISORS
DESIGNATING THE OFFICERS OF BELMOND RESERVE
COMMUNITY DEVELOPMENT DISTRICT AND PROVIDING FOR
AN EFFECTIVE DATE.**

WHEREAS, Belmond Reserve Community Development District (the “District”), is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the County of Hillsborough; and

WHEREAS, pursuant to Section 190.006(2), Florida Statutes, a landowners meeting was held for the purpose of electing supervisors of the District; and

WHEREAS, the Board of Supervisors (hereinafter the “Board”) now desires to designate the Officers of the District per F.S. 190.006(6).

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF BELMOND RESERVE COMMUNITY DEVELOPMENT
DISTRICT:**

1. The following persons are elected to the offices shown to wit:

_____	Chairman Vice-
_____	Chairman
_____	Secretary
_____	Treasurer
_____	Assistant Treasurer
<u>Samanatha Zanoni</u>	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 3RD DAY OF JUNE 2025.

ATTEST:

**BELMOND RESERVE COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
Secretary/ Assistant Secretary

Print Name: _____
Chairman/ Vice Chair of the Board of Supervisors

Sixth Order of Business

6B

BLUE LIFE POOL SERVICE
 PO Box 1628
 Land O Lakes, FL 34639-1628
 USA
 +18135975009
 accounts@bluelifepools.com
 www.bluelifepools.com

Estimate



ADDRESS
BELMOND RESERVE 13004 Willow grove drive Riverview, Fl 33579 Riverview, FL 33579 Estados Unidos

SHIP TO
BELMOND RESERVE 13004 Willow grove drive Riverview, Fl 33579 Riverview, FL 33579 Estados Unidos

ESTIMATE #	DATE	
4137	05/22/2025	

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	POOL LED WHITE LIGHT	NEW LED WHITE LIGHT	2	882.00	1,764.00
	POOL LIGHT	NEW LIGHT WEDGE	2	30.00	60.00
	LABOR REPAIR	FULL INSTALLATION	2	300.00	600.00

SUBTOTAL	2,424.00
TAX	0.00
TOTAL	\$2,424.00

Accepted By

Accepted Date

Seventh Order of Business

7A

**MINUTES OF MEETING
BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Belmond Reserve Community Development District was held on Tuesday, May 6, 2025, at 6:00 p.m. at 13004 Willow Grove Drive, Riverview, Florida 33579.

Present and constituting a quorum were:

Demetrious Britt	Chairman (via phone)
Will McPherson	Vice Chairman
Nicole Hughes	Assistant Secretary
Zebadiah Rabsatt	Assistant Secretary
Mark Schroepfel	Assistant Secretary

Also present were:

Bryan Radcliff	District Manager
Samantha Zaroni	District Manager
Cari Allen Webster	District Counsel
Tyson Waag	District Engineer (via phone)
Clay Wright	Field Service Manager

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting.

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Roll Call was completed.

On MOTION by Mr. Rabsatt, seconded by Mr. McPherson, upon VOICE VOTE, the MOTION carried.
--

SECOND ORDER OF BUSINESS

Audience Comments

An audience member brought up concern regarding street parking. Mr. Radcliff informed him that he would need to contact the county as the roads are owned by Hillsborough County.

THIRD ORDER OF BUSINESS

Oath of Office

Mr. Schroepfel accepted the seat on the Board and read the oath on record. Mr. Schroepfel accepted payment.

FOURTH ORDER OF BUSINESS

Financial Report

A. Acceptance of the March 2025 Financials

On MOTION by Ms. Hughes, seconded by Mr. Rabsatt, upon VOICE VOTE, the MOTION carried.

B. Acceptance of the March 2025 Check Register and O&M Report

On MOTION by Ms. Hughes, seconded by Mr. Rabsatt, upon VOICE VOTE, the MOTION carried.

FIFTH ORDER OF BUSINESS**Staff Reports****A. District Engineer**

Mr. Waag went into discussion regarding the pond erosion field report, flooding report, Illicit discharge report and resident concern from dog park flooding. Mr. Waag and a representative from CLS provided the Board with proposals to rectify the pond erosion. The Board has agreed to table the proposals until June in order for the District Manager to send out a letter as well as educational documents to each homeowner regarding the pond erosion issues.

B. District Counsel

Ms. Webster updated the board on ethics training and dates.

C. District Manager

Mr. Wright presented his field report to the Board and discussion ensued with Board members and Yellowstone regarding well pump repairs as well as repairs to controller B. Yellowstone announced that Rob Johnson would be taking over for Greg.

The board ratified three proposals from Yellowstone:

#545672 Well Inspection

ON MOTION by Mr. Rabsatt, seconded by Ms. Hughes, upon VOICE VOTE, the MOTION carried.

#548492 Well Repairs

ON MOTION by Mr. Rabsatt, seconded by Ms. Hughes, upon VOICE VOTE, the MOTION carried.

#542605 Controller B

ON MOTION by Ms. Hughes, seconded by Mr. McPherson, upon VOICE VOTE, the MOTION carried.

The Board requested the District Manager to begin the RFP process for a new landscape vendor.

On MOTION by Mr. Rabsatt, seconded by Mr. McPherson, upon VOICE VOTE, the MOTION carried.

Ms. Rivera gave updates on two rentals of the Clubhouse that violated the rental agreement. The Board agreed to withhold the deposit of the rentals.

SIXTH ORDER OF BUSINESS**Business Items****A. Consideration of the Belmond Reserve FY2026 Proposed Budget****B. Consideration of Resolution 2025-04; Approving a Proposed Budget for FY2026 & Setting Public Hearing**

Mr. Radcliff discussed the consideration of the proposed budget for FY2026. The Board agreed to table the approval of the proposed budget until the June meeting.

C. Consideration of Registered Voter Count

Ms. Zanoni updated the Board on the registered voter count.

D. Pressure Washing Proposals

Ms. Zanoni discussed the three pressure washing proposals presented by Inframark, Rosado's House Wash LLC and Tactical Pressure Washing & Paver Sealing.

ON MOTION by Ms. Hughes, seconded by Mr. McPherson, upon VOICE VOTE, the MOTION carried to approve the Tactical Pressure Washing & Paver Sealing proposal.
--

SEVENTH ORDER OF BUSINESS

Business Administration

A. Approval of Minutes (*April 1, 2025, Regular Meeting*)

On MOTION by Mr. McPherson, seconded by Mr. Schroepel, upon VOICE VOTE, the MOTION carried.
--

EIGHTH ORDER OF BUSINESS

Supervisor Requests

Mr. Schroepel would like someone to inspect the pool gate to see if it can close more smoothly.

NINTH ORDER OF BUSINESS

Audience Comments

An audience member asked what the difference was between an HOA and CDD, Mr. Radcliff explained the differences.

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Hughes, seconded by Mr. McPherson, upon VOICE VOTE, the MOTION carried and the meeting was adjourned at 7:41 p.m.
--

Secretary/Assistant Secretary

Chairman/Vice Chairman

Seventh Order of Business

7B

Belmond Reserve Community Development District

Financial Statements
(Unaudited)

Period Ending
April 30, 2025

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of April 30, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2020 DEBT SERVICE FUND	SERIES 2023 DEBT SERVICE FUND	SERIES 2020 CAPITAL PROJECTS FUND	SERIES 2023 CAPITAL PROJECTS FUND	GENERAL FIXED ASSET FUND	GENERAL LONG TERM DEBT FUND	TOTAL
<u>ASSETS</u>								
Cash - Operating Account	\$ 246,403	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 246,403
Due From Other Funds	-	12,073	283	1,356	-	-	-	13,712
Investments:								
Acq. & Construction - Amenity	-	-	-	4	-	-	-	4
Acquisition & Construction Account	-	15,986	-	-	3	-	-	15,989
Reserve Fund	-	296,700	17,525	-	-	-	-	314,225
Revenue Fund	-	635,756	67,349	-	-	-	-	703,105
Fixed Assets								
Construction Work In Process	-	-	-	-	-	9,547,088	-	9,547,088
Amount To Be Provided	-	-	-	-	-	-	10,279,000	10,279,000
TOTAL ASSETS	\$ 246,403	\$ 960,515	\$ 85,157	\$ 1,360	\$ 3	\$ 9,547,088	\$ 10,279,000	\$ 21,119,526
<u>LIABILITIES</u>								
Accounts Payable	\$ 19,596	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,596
Bonds Payable	-	-	-	-	-	-	10,279,000	10,279,000
Due To Other Funds	13,712	-	-	-	-	-	-	13,712
TOTAL LIABILITIES	33,308	-	-	-	-	-	10,279,000	10,312,308
<u>FUND BALANCES</u>								
Restricted for:								
Debt Service	-	960,515	85,157	-	-	-	-	1,045,672
Capital Projects	-	-	-	1,360	3	-	-	1,363
Unassigned:	213,095	-	-	-	-	9,547,088	-	9,760,183
TOTAL FUND BALANCES	213,095	960,515	85,157	1,360	3	9,547,088	-	10,807,218
TOTAL LIABILITIES & FUND BALANCES	\$ 246,403	\$ 960,515	\$ 85,157	\$ 1,360	\$ 3	\$ 9,547,088	\$ 10,279,000	\$ 21,119,526

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Tax Collector	\$ -	\$ 1,711	\$ 1,711	0.00%
Rental Income	-	875	875	0.00%
Special Assmnts- Tax Collector	501,222	509,224	8,002	101.60%
Special Assmnts- CDD Collected	50,202	4,891	(45,311)	9.74%
Other Miscellaneous Revenues	-	175	175	0.00%
TOTAL REVENUES	551,424	516,876	(34,548)	93.73%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	4,400	7,600	36.67%
ProfServ-Trustee Fees	4,500	8,297	(3,797)	184.38%
Disclosure Report	8,200	2,625	5,575	32.01%
District Counsel	10,000	9,588	412	95.88%
District Engineer	4,000	2,942	1,058	73.55%
District Manager	36,000	21,000	15,000	58.33%
Accounting Services	4,500	2,625	1,875	58.33%
Auditing Services	6,400	2,400	4,000	37.50%
Website Compliance	1,500	1,500	-	100.00%
Postage, Phone, Faxes, Copies	250	130	120	52.00%
Public Officials Insurance	2,329	-	2,329	0.00%
Legal Advertising	2,500	1,906	594	76.24%
Bank Fees	250	-	250	0.00%
Misc-Contingency	15,000	9,761	5,239	65.07%
Entry System-Key Fob	2,500	1,597	903	63.88%
Website Administration	3,000	1,750	1,250	58.33%
Miscellaneous Expenses	300	-	300	0.00%
Dues, Licenses, Subscriptions	175	200	(25)	114.29%
Total Administration	113,404	70,721	42,683	62.36%
<u>Utility Services</u>				
Utility - Water	12,000	4,134	7,866	34.45%
Utility - Electric	3,500	6,313	(2,813)	180.37%
Utility - StreetLights	60,000	44,012	15,988	73.35%
Total Utility Services	75,500	54,459	21,041	72.13%

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Other Physical Environment</u>				
ProfServ-Field Management	12,000	7,000	5,000	58.33%
Waterway Management	5,000	250	4,750	5.00%
Contracts-Janitorial Services	9,000	2,155	6,845	23.94%
Contracts-Aquatic Control	13,200	7,609	5,591	57.64%
Contracts-Pools	16,000	7,260	8,740	45.38%
Contract-Dumpster Rental	2,400	1,151	1,249	47.96%
Insurance -Property & Casualty	25,000	23,075	1,925	92.30%
Insurance Deductible	2,500	-	2,500	0.00%
R&M-Other Landscape	15,000	46,372	(31,372)	309.15%
R&M-Pools	3,000	1,886	1,114	62.87%
Landscape - Mulch	10,000	-	10,000	0.00%
Landscape Maintenance	132,000	82,194	49,806	62.27%
Plant Replacement Program	2,000	-	2,000	0.00%
Irrigation Maintenance	10,000	1,880	8,120	18.80%
Dog Waste Station Service & Supplies	3,120	1,040	2,080	33.33%
Total Other Physical Environment	260,220	181,872	78,348	69.89%
<u>Clubhouse</u>				
Payroll-Pool Monitors	24,000	-	24,000	0.00%
Clubhouse Security Systems	1,500	-	1,500	0.00%
Employee - Clubhouse Staff	65,000	40,824	24,176	62.81%
Clubhouse Internet, TV, Phone	1,800	2,260	(460)	125.56%
R&M-Clubhouse	10,000	4,392	5,608	43.92%
Total Clubhouse	102,300	47,476	54,824	46.41%
TOTAL EXPENDITURES	551,424	354,528	196,896	64.29%
Excess (deficiency) of revenues				
Over (under) expenditures	-	162,348	162,348	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		50,747		
FUND BALANCE, ENDING		\$ 213,095		

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2025
Series 2020 Debt Service Fund (200)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 16,431	\$ 16,431	0.00%
Special Assmnts- Tax Collector	592,209	565,848	(26,361)	95.55%
Special Assmnts- CDD Collected	-	61,745	61,745	0.00%
TOTAL REVENUES	592,209	644,024	51,815	108.75%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	215,000	-	215,000	0.00%
Interest Expense	377,209	190,016	187,193	50.37%
Total Debt Service	592,209	190,016	402,193	32.09%
TOTAL EXPENDITURES	592,209	190,016	402,193	32.09%
Excess (deficiency) of revenues				
Over (under) expenditures	-	454,008	454,008	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		506,507		
FUND BALANCE, ENDING		\$ 960,515		

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2025
Series 2023 Debt Service Fund (201)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 1,653	\$ 1,653	0.00%
Special Assmnts- Tax Collector	35,050	12,450	(22,600)	35.52%
Special Assmnts- CDD Collected	-	37,287	37,287	0.00%
TOTAL REVENUES	35,050	51,390	16,340	146.62%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	9,000	8,000	1,000	88.89%
Interest Expense	26,050	13,205	12,845	50.69%
Total Debt Service	35,050	21,205	13,845	60.50%
TOTAL EXPENDITURES	35,050	21,205	13,845	60.50%
Excess (deficiency) of revenues				
Over (under) expenditures	-	30,185	30,185	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		54,972		
FUND BALANCE, ENDING		\$ 85,157		

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2025
Series 2020 Capital Projects Fund (300)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,360		
FUND BALANCE, ENDING		<u>\$ 1,360</u>		

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2025
Series 2023 Capital Projects Fund (301)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		3		
FUND BALANCE, ENDING		<u>\$ 3</u>		

Bank Account Statement

Belmond Reserve CDD

Bank Account No. 6346

Statement No. 25_04

Statement Date 04/30/2025

G/L Account No. 101001 Balance	246,402.76	Statement Balance	265,430.07
		Outstanding Deposits	23,353.05
Positive Adjustments	0.00	Subtotal	288,783.12
Subtotal	246,402.76	Outstanding Checks	-42,380.36
Negative Adjustments	0.00	Ending Balance	246,402.76
Ending G/L Balance	246,402.76		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
04/07/2025		JE000706	Special Assmnts-Tax Collector	Tax Revenue/Debt Service	12,477.07	12,477.07	0.00
04/14/2025		JE000712	Special Assmnts-CDD Collected	Off Roll Deposit	3,308.66	3,308.66	0.00
04/25/2025		JE000764	Interest - Tax Collector	Interest	355.93	355.93	0.00
04/25/2025		JE000765	Other Miscellaneous Revenues	Deposit	250.00	250.00	0.00
04/30/2025		JE000766	Utility - StreetLights	Teco Adjustment JE	679.15	679.15	0.00
04/30/2025		JE000767	Utility - Electric	Teco Adjustment JE	159.58	159.58	0.00
04/30/2025		JE000768	Special Assmnts-CDD Collected	Deposit Entry Adj JE	0.03	0.03	0.00
Total Deposits					17,230.42	17,230.42	0.00
Checks							
							0.00
03/20/2025	Payment	1763	BELMOND RESERVE CDD	Check for Vendor V00023	-2,097.01	-2,097.01	0.00
03/26/2025	Payment	1771	INFRAMARK LLC	Check for Vendor V00031	-516.62	-516.62	0.00
04/01/2025	Payment	1773	ADA SITE COMPLIANCE - DO NOT USE	Check for Vendor V00022	-1,500.00	-1,500.00	0.00
04/01/2025	Payment	1774	HOMETEAM PEST DEFENSE INC	Check for Vendor V00038	-294.70	-294.70	0.00
04/01/2025	Payment	1775	OWENS ELECTRIC INC	Check for Vendor V00057	-264.00	-264.00	0.00
04/04/2025	Payment	1788	HOMETEAM PEST DEFENSE INC	Check for Vendor V00038	-193.60	-193.60	0.00
04/04/2025	Payment	1790	NICOLE ADRIAN HUGHES	Check for Vendor V00073	-200.00	-200.00	0.00
04/04/2025	Payment	1792	YELLOWSTONE LANDSCAPE	Check for Vendor V00021	-11,224.00	-11,224.00	0.00
04/04/2025	Payment	1793	ZEBADIAH RABSATT	Check for Vendor V00068	-200.00	-200.00	0.00
04/04/2025	Payment	1794	BLUE LIFE POOL SERVICE LLC	Check for Vendor V00065	-1,200.00	-1,200.00	0.00

Bank Account Statement

Belmond Reserve CDD

Bank Account No. 6346

Statement No. 25_04

Statement Date

04/30/2025

04/04/2025	Payment	1795	COMPLETE I.T. CORP	Check for Vendor V00076	-99.00	-99.00	0.00
04/04/2025	Payment	1797	GRAU AND ASSOCIATES	Check for Vendor V00025	-1,000.00	-1,000.00	0.00
04/09/2025	Payment	1798	BELMOND RESERVE CDD	Check for Vendor V00023	-6,634.78	-6,634.78	0.00
04/10/2025	Payment	1799	STRALEY ROBIN VERICKER CHARTER	Check for Vendor V00020	-2,892.50	-2,892.50	0.00
04/06/2025	Payment	DD270	COMMUNICATION S ACH	Payment of Invoice 001808	-280.00	-280.00	0.00
04/09/2025	Payment	DD271	TECO ACH	Payment of Invoice 001785	-853.72	-853.72	0.00
04/09/2025	Payment	DD272	TECO ACH	Payment of Invoice 001786	-67.88	-67.88	0.00
04/09/2025	Payment	DD273	TECO ACH	Payment of Invoice 001787	-1,338.89	-1,338.89	0.00
04/09/2025	Payment	DD274	TECO ACH	Payment of Invoice 001788	-137.58	-137.58	0.00
04/09/2025	Payment	DD275	TECO ACH	Payment of Invoice 001789	-3,818.34	-3,818.34	0.00
04/09/2025	Payment	DD276	TECO ACH	Payment of Invoice 001790	-396.71	-396.71	0.00
04/09/2025	Payment	DD277	TECO ACH	Payment of Invoice 001791	-31.30	-31.30	0.00
04/15/2025	Payment	1800	BELMOND RESERVE CDD	Check for Vendor V00023	-1,764.01	-1,764.01	0.00
04/15/2025	Payment	1802	YELLOWSTONE LANDSCAPE	Check for Vendor V00021	-198.25	-198.25	0.00
04/17/2025	Payment	1806	AQUATIC WEED CONTROL INC	Check for Vendor V00040	-1,087.00	-1,087.00	0.00
04/17/2025	Payment	1808	YELLOWSTONE LANDSCAPE	Check for Vendor V00021	-2,921.94	-2,921.94	0.00
04/22/2025	Payment	1809	JNJ CLEANING SERVICES LLC	Check for Vendor V00012	-520.00	-520.00	0.00
04/29/2025	Payment	300000	BOCC ACH	Inv: 041624 0433	-506.98	-506.98	0.00
04/24/2025	Payment	300008	WM CORPORATE SERVICES, INC. ACH	Inv: 0139681 2206 2	-575.58	-575.58	0.00
Total Checks					-42,814.39	-42,814.39	0.00

Adjustments

Total Adjustments

Outstanding Checks

12/01/2024		JE000606	Utility - Electric SOUTHEAST	Late Fee/State tax Chgs			-108.17
02/05/2025	Payment	1717	WIRING SOLUTIONS INC	Check for Vendor V00006			-109.99
02/21/2025	Payment	DD257	BOCC ACH	Payment of Invoice 001695			-627.34
03/10/2025	Payment	1749	DEMETRIUS BRITT	Check for Vendor V00042			-200.00
03/10/2025	Payment	1753	WILL MCPHERSON	Check for Vendor V00069			-200.00
03/11/2025	Payment	DD260	TECO ACH	Payment of Invoice 001746			-137.73
04/04/2025	Payment	1789	INFRAMARK LLC SOUTHEAST	Check for Vendor V00031			-10,832.00
04/04/2025	Payment	1791	WIRING SOLUTIONS INC	Check for Vendor V00006			-109.99
04/04/2025	Payment	1796	DEMETRIUS BRITT	Check for Vendor V00042			-200.00
04/15/2025	Payment	1801	SPEAREM ENTERPRISES	Check for Vendor V00017			-260.00
04/24/2025	Payment	1815	COURTCO. LLC	Check for Vendor V00072			-860.00
04/24/2025	Payment	1816	INFRAMARK LLC	Check for Vendor V00031			-36.21

Bank Account Statement

Belmond Reserve CDD

Bank Account No. 6346

Statement No. 25_04

Statement Date

04/30/2025

09/30/2024		JE000757	Operating Transfers-Out	Wire Transfer to Cover Shortfall 10.24.23	-14,980.51
04/29/2025	Payment	300001	TECO ACH	Inv: 041725 9324	-27.22
04/29/2025	Payment	300002	TECO ACH	Inv: 041725 6983	-82.06
04/29/2025	Payment	300003	TECO ACH	Inv: 041725 8939	-181.29
04/29/2025	Payment	300004	TECO ACH	Inv: 041725 6975	-1,256.79
04/29/2025	Payment	300005	TECO ACH	Inv: 041725 4244	-802.59
04/29/2025	Payment	300006	TECO ACH	Inv: 041725 6985	-3,584.19
04/29/2025	Payment	300007	TECO ACH	Inv: 041725 9725	-372.39
10/24/2023		JE000762	Operating Transfers-Out	R/C Interfund Transfer 10.24.23	-7,411.89
Total Outstanding Checks					-42,380.36

Outstanding Deposits

11/11/2024	Payment	BD00015		Deposit No. BD00015	50.00
10/23/2024	Payment	BD00017		Deposit No. BD00017	50.00
12/01/2024		JE000602		Reverse Spectrum Adj JE	233.31
12/01/2024		JE000604		BOCC Adj JE	627.34
09/30/2024		JE000756		Reverse Wire Transfer to	14,980.51
10/24/2023		JE000761		R/C Interfund Transfer	7,411.89
Total Outstanding Deposits					23,353.05

Seventh Order of Business

7C

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 04/01/2025 to 04/30/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	1773	04/01/25	ADA SITE COMPLIANCE - DO NOT USE	INV8679	ADA Site Compliance	ADA Website Compliance	534397-51301	\$1,500.00
001	1774	04/01/25	HOMETEAM PEST DEFENSE INC	107383864	Pest Control - Work Date - 02/27/25	Pest Control - Service Date: 02/27/25	546015-57202	\$101.10
001	1774	04/01/25	HOMETEAM PEST DEFENSE INC	107383863	Pest Control - Work Date - 02/27/25	Pest Control - Service Date: 02/27/25	546015-57202	\$193.60
001	1775	04/01/25	OWENS ELECTRIC INC	32382275	Inspection of Well/Pump	R&M-Other Landscape	546036-53908	\$264.00
001	1788	04/04/25	HOMETEAM PEST DEFENSE INC	108969163	Pest Control - Work Date - 04/01/25	Pest Control - Service Date: 04/01/25	549999-57202	\$193.60
001	1789	04/04/25	INFRAMARK LLC	147042	Inframark Management Inv - April 25	Accounting Services - April 25	532001-51301	\$375.00
001	1789	04/04/25	INFRAMARK LLC	147042	Inframark Management Inv - April 25	Dissemination Services - April 25	531142-51301	\$375.00
001	1789	04/04/25	INFRAMARK LLC	147042	Inframark Management Inv - April 25	Mangement Services - April 25	531150-51301	\$3,000.00
001	1789	04/04/25	INFRAMARK LLC	147042	Inframark Management Inv - April 25	Field Services - April 25	531016-51301	\$1,000.00
001	1789	04/04/25	INFRAMARK LLC	147042	Inframark Management Inv - April 25	Website Maintenance - April 25	549936-51301	\$250.00
001	1789	04/04/25	INFRAMARK LLC	147042	Inframark Management Inv - April 25	Personnel Services - April 25	531016-51301	\$5,832.00
001	1790	04/04/25	NICOLE ADRIAN HUGHES	NH 040125	BOARD 4/1/25	Supervisor Fees	511100-51401	\$200.00
001	1791	04/04/25	SOUTHEAST WIRING SOLUTIONS INC	20275458	Access Control - April 25	Access Control Maintenance & Repair	546998-57202	\$109.99
001	1792	04/04/25	YELLOWSTONE LANDSCAPE	886066	landscape Maintenance - April 25	Landscape Maintenance	546300-53908	\$11,224.00
001	1793	04/04/25	ZEBADIAH RABSATT	ZR 040125	BOARD 4/1/25	Supervisor Fees	511100-51401	\$200.00
001	1794	04/04/25	BLUE LIFE POOL SERVICE LLC	17809	pool maintenance - April 25	Contracts-Pools	534078-57202	\$1,200.00
001	1795	04/04/25	COMPLETE I.T. CORP	16093	Email Service - April 25	Email Service	541036-51301	\$99.00
001	1796	04/04/25	DEMETRIUS BRITT	DB 040125	BOARD 4/1/25	Supervisor Fees	511100-51401	\$200.00
001	1797	04/04/25	GRAU AND ASSOCIATES	27131	Audit Services - FYE 09/30/24	Auditing Services - FYE 09/30/24	532002-51301	\$1,000.00
001	1799	04/10/25	STRALEY ROBIN VERICKER	26305	legal through 03/31	Legal - Through 03/31	531146-51401	\$2,892.50
001	1801	04/15/25	SPEAREM ENTERPRISES	6203	janitorial service - Dog Waste Station	DOG WASTE	546036-53908	\$260.00
001	1802	04/15/25	YELLOWSTONE LANDSCAPE	893690	Irrigation Repairs	Irrigation Repairs April 2025	546300-53908	\$198.25
001	1806	04/17/25	AQUATIC WEED CONTROL INC	107683	pond maintenance - April 25	April 25	531085-53908	\$1,087.00
001	1808	04/17/25	YELLOWSTONE LANDSCAPE	894865	Tree Removals	Landscape Maintenance	546300-53908	\$2,100.00
001	1808	04/17/25	YELLOWSTONE LANDSCAPE	894864	Tree Removals	Landscape Maintenance	546300-53908	\$821.94
001	1809	04/22/25	JNJ CLEANING SERVICES LLC	0545	janitorial service - April 25	R&M-Clubhouse	546015-57202	\$520.00
001	1815	04/24/25	COURTCO. LLC	INV-000686	Pickle Ball Court net repair	R&M-Clubhouse	546015-53908	\$860.00
001	1816	04/24/25	INFRAMARK LLC	147932	Management Contract - B/W Copies, Postage	MANAGEMENT FEE - B/W Copies and Postage	541024-51301	\$36.21
001	300000	04/29/25	BOCC ACH	041624 0433	WATER 03/18/25-04/16/25	SERVICE 03/18/25-04/16/25	543018-53150	\$506.98
001	300001	04/29/25	TECO ACH	041725 9324	SERVICE 03/15/25 - 04/11/25	ELECTRIC - 03/15 - 04/11	543041-53150	\$27.22
001	300002	04/29/25	TECO ACH	041725 6983	SERVICE 03/14/25 - 04/11/25	ELECTRIC - 03/14 - 04/11	543041-53150	\$82.06
001	300003	04/29/25	TECO ACH	041725 8939	SERVICE 03/14/25 - 04/11/25	ELECTRIC - 03/14 - 04/11	543041-53150	\$181.29
001	300004	04/29/25	TECO ACH	041725 6975	SERVICE 03/14/25 - 04/11/25	ELECTRIC - 03/14 - 04/11	543062-53150	\$1,256.79
001	300005	04/29/25	TECO ACH	041725 4244	SERVICE 03/14/25 - 04/11/25	ELECTRIC - 03/14 - 04/11	543041-53150	\$802.59
001	300006	04/29/25	TECO ACH	041725 6985	SERVICE 03/14/25 - 04/11/25	ELECTRIC - 03/14 - 04/11	543062-53150	\$3,584.19
001	300007	04/29/25	TECO ACH	041725 9725	SERVICE 03/14/25 - 04/11/25	ELECTRIC	543062-53150	\$372.39
001	300008	04/24/25	WM CORPORATE SERVICES, INC. ACH	0139681 2206 2	April 2025 Service	Garbage Collection	546913-53400	\$575.58
001	DD270	04/06/25	CHARTER COMMUNICATIONS ACH	2543561031925	SERVICE FROM 03/19/25-04/18/25	INTERNET	541036-57202	\$280.00
001	DD271	04/09/25	TECO ACH	031925 4244	ELECTRIC 02/13-03/13/25	ELECTRIC	543041-53150	\$853.72
001	DD272	04/09/25	TECO ACH	031925 6983	ELECTRIC 02/13-03/13/25	ELECTRIC	543041-53150	\$67.88
001	DD273	04/09/25	TECO ACH	040925 5975	ELECTRIC 02/13-03/13/25	ELECTRIC	543041-53150	\$1,338.89
001	DD274	04/09/25	TECO ACH	031925 8939	ELECTRIC 02/13-03/13/25	ELECTRIC	543041-53150	\$137.58
001	DD275	04/09/25	TECO ACH	031925 6985	ELECTRIC 02/13-03/13/25	ELECTRIC	543041-53150	\$3,818.34
001	DD276	04/09/25	TECO ACH	031925 9725	ELECTRIC 02/13-03/13/25	ELECTRIC	543041-53150	\$396.71
001	DD277	04/09/25	TECO ACH	031925 9324	ELECTRIC 02/13-03/14/25	ELECTRIC	543041-53150	\$31.30
Fund Total								\$50,406.70

SERIES 2020 DEBT SERVICE FUND - 200

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 04/01/2025 to 04/30/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
200	1798	04/09/25	BELMOND RESERVE CDD	04072025 - 719	FY25 TAX DIST ID 719	SERIES 2020 FY25 TAX DIST ID 719	103200	\$6,491.94
200	1800	04/15/25	BELMOND RESERVE CDD	04142025 - 01	FY25 OFF ROLL DS	SERIES 2020 FY25 OFF ROLL DS	103200	\$1,764.01
Fund Total								<u>\$8,255.95</u>

SERIES 2023 DEBT SERVICE FUND - 201

201	1798	04/09/25	BELMOND RESERVE CDD	04072025 - 719	FY25 TAX DIST ID 719	SERIES 2023 FY25 TAX DIST ID 719	103200	\$142.84
Fund Total								<u>\$142.84</u>

Total Checks Paid	\$58,805.49
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Seventh Order of Business

7D

BELMOND RESERVE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
AQUATIC WEED CONTROL INC	4/10/2025	107683	\$1,087.00	\$1,087.00	April 25
BLUE LIFE POOL SERVICE LLC	4/1/2025	17809	\$1,200.00	\$1,200.00	pool maintenance - April 25
CHARTER COMMUNICATIONS ACH	3/19/2025	2543561031925	\$280.00	\$280.00	INTERNET
COMPLETE I.T. CORP	4/1/2025	16093	\$99.00	\$99.00	Email Service
INFRAMARK LLC	4/1/2025	147042	\$375.00		Accounting Services - April 25
INFRAMARK LLC	4/1/2025	147042	\$375.00		Dissemination Services - April 25
INFRAMARK LLC	4/1/2025	147042	\$3,000.00		Mangement Services - April 25
INFRAMARK LLC	4/1/2025	147042	\$1,000.00		Field Services - April 25
INFRAMARK LLC	4/1/2025	147042	\$250.00		Website Maintenance - April 25
INFRAMARK LLC	4/1/2025	147042	\$5,832.00	\$10,832.00	Personnel Services - April 25
JNJ CLEANING SERVICES LLC	4/18/2025	0545	\$520.00	\$520.00	Janitorial Service - April 25
SOUTHEAST WIRING SOLUTIONS INC	4/1/2025	20275458	\$109.99	\$109.99	Access Control - April 25
SPEAREM ENTERPRISES	4/9/2025	6203	\$260.00	\$260.00	DOG WASTE
WM CORPORATE SERVICES, INC. ACH	4/25/2025	0147695-2206-2	\$657.33	\$657.33	dumpster rental
YELLOWSTONE LANDSCAPE	4/1/2025	886066	\$11,224.00	\$11,224.00	LANDSCAPE MAINTENANCE - April 25
Monthly Contract Subtotal			\$26,269.32	\$26,269.32	
Variable Contract					
DEMETRIUS BRITT	4/1/2025	DB 040125	\$200.00	\$200.00	BOARD 4/1/25
HOMETEAM PEST DEFENSE INC	4/1/2025	108969163	\$193.60	\$193.60	Pest Control - Service Date: 04/01/25
INFRAMARK LLC	4/21/2025	147932	\$36.21	\$36.21	MANAGEMENT FEE - B/W Copies and Postage
NICOLE ADRIAN HUGHES	4/1/2025	NH 040125	\$200.00	\$200.00	BOARD 4/1/25
STRALEY ROBIN VERICKER	4/8/2025	26305	\$2,892.50	\$2,892.50	Legal - Through 03/31
ZEBADIAH RABSATT	4/1/2025	ZR 040125	\$200.00	\$200.00	BOARD 4/1/25
Variable Contract Subtotal			\$3,722.31	\$3,722.31	
Utilities					
BOCC ACH	4/16/2025	041624 0433	\$506.98	\$506.98	SERVICE 03/18/25-04/16/25
TECO ACH	4/17/2025	041725 9725	\$372.39	\$372.39	ELECTRIC

BELMOND RESERVE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
TECO ACH	4/17/2025	041725 6985	\$3,584.19	\$3,584.19	ELECTRIC - 03/14 - 04/11
TECO ACH	4/17/2025	041725 6983	\$82.06	\$82.06	ELECTRIC - 03/14 - 04/11
TECO ACH	4/17/2025	041725 8939	\$181.29	\$181.29	ELECTRIC - 03/14 - 04/11
TECO ACH	4/17/2025	041725 6975	\$1,256.79	\$1,256.79	ELECTRIC - 03/14 - 04/11
TECO ACH	4/17/2025	041725 4244	\$802.59	\$802.59	ELECTRIC - 03/14 - 04/11
TECO ACH	4/17/2025	041725 9324	\$27.22	\$27.22	ELECTRIC - 03/15 - 04/11
WM CORPORATE SERVICES, INC. ACH	3/25/2025	0139681 2206 2	\$575.58	\$575.58	April 2025 Service
Utilities Subtotal			\$7,389.09	\$7,389.09	
Regular Services					
GRAU AND ASSOCIATES	4/1/2025	27131	\$1,000.00	\$1,000.00	Auditing Services - FYE 09/30/24
Regular Services Subtotal			\$1,000.00	\$1,000.00	
Additional Services					
COURTCO. LLC	3/13/2025	INV-000686	\$860.00	\$860.00	Pickle Ball Court Net Repair
SOUTHEAST WIRING SOLUTIONS INC	4/21/2025	20275578	\$939.00	\$939.00	Camera Installation - 50% deposit
YELLOWSTONE LANDSCAPE	4/10/2025	893690	\$198.25	\$198.25	Irrigation Repairs April 2025
YELLOWSTONE LANDSCAPE	4/14/2025	894865	\$2,100.00	\$2,100.00	TREE Removals
YELLOWSTONE LANDSCAPE	4/14/2025	894864	\$821.94	\$821.94	TREE Removals
Additional Services Subtotal			\$4,919.19	\$4,919.19	
TOTAL			\$43,299.91	\$43,299.91	



Aquatic Weed Control, Inc.

P.O. Box 593258
Orlando, FL 32859

Phone: 407-859-2020
Fax: 407-859-3275

Invoice

Date	Invoice #
4/10/2025	107683

Bill To

Belmond Reserve CDD
c/o Inframark
2005 Pan Am Cir, Ste 300
Tampa, FL 33607

Customer P.O. No.	Payment Terms	Due Date
	Net 30	5/10/2025

Description	Amount
Monthly waterway service for (9) ponds for the month this invoice is dated.	1,087.00

Thank you for your business.

Total	\$1,087.00
Payments/Credits	\$0.00
Balance Due	\$1,087.00

BLUE LIFE POOL SERVICE
PO Box 1628
Land O Lakes, FL 34639-1628
USA
+18135975009
accounts@bluelifepools.com
www.bluelifepools.com

Invoice



BILL TO
BELMOND RESERVE
13004 Willow grove drive Riverview, Fl
33579
Riverview, FL 33579
Estados Unidos

SHIP TO
BELMOND RESERVE
13004 Willow grove drive Riverview, Fl
33579
Riverview, FL 33579
Estados Unidos

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
17809	04/01/2025	\$1,200.00	05/01/2025	Net 30	

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	CLEANING	REGULAR POOL SERVICE	1	1,200.00	1,200.00

SUBTOTAL 1,200.00
TAX 0.00
TOTAL 1,200.00
BALANCE DUE **\$1,200.00**

Pay invoice

March 19, 2025
 Invoice Number: 2543561031925
 Account Number: **8337 12 029 2543561**
 Security Code: **2252**
 Service At: 13004 WILLOW GROVE DR
 RIVERVIEW FL 33579-6876

Auto Pay Notice

Contact Us

Visit us at SpectrumBusiness.net
 Or, call us at **855-252-0675**

Summary

*Service from 03/19/25 through 04/18/25
 details on following pages*

Previous Balance	280.00
Payments Received -Thank You!	-280.00
Remaining Balance	\$0.00
Spectrum Business™ Internet	230.00
Spectrum Business™ Voice	50.00
Other Charges	0.00
Current Charges	\$280.00
<i>YOUR AUTO PAY WILL BE PROCESSED 04/06/25</i>	
Total Due by Auto Pay	\$280.00

NOTE. Taxes, Fees and Charges listed in the Summary only apply to Spectrum Business TV and Spectrum Business Internet and are detailed on the following page. Taxes, Fees and Charges for Spectrum Business Voice are detailed in the Billing Information section.



Thank you for choosing Spectrum Business.

We appreciate your prompt payment and value you as a customer.

Auto Pay. Thank you for signing up for auto pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
 8633 2390 NO RP 19 03202025 NNNNNNNN 01 995816

BELMOND RESERVE CDD
 2005 PAN AM CIR STE 300
 TAMPA FL 33607-6008

March 19, 2025

BELMOND RESERVE CDD

Invoice Number: 2543561031925
 Account Number: 8337 12 029 2543561
 Service At: 13004 WILLOW GROVE DR
 RIVERVIEW FL 33579-6876

Total Due by Auto Pay	\$280.00
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CHARTER COMMUNICATIONS
 PO BOX 7186
 PASADENA CA 91109-7186



Invoice Number: 2543561031925
 Account Number: 8337 12 029 2543561
 Security Code: 2252

BELMOND RESERVE CDD

Contact Us

Visit us at SpectrumBusiness.net
 Or, call us at 855-252-0675

8633 2390 NO RP 19 03202025 NNNNNNNN 01 995816

Charge Details

Previous Balance	280.00
EFT Payment 03/06	-280.00
Remaining Balance	\$0.00

Payments received after 03/19/25 will appear on your next bill.

Service from 03/19/25 through 04/18/25

Spectrum Business™ Internet

Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 1	20.00
Spectrum Business Internet Ultra	200.00
Business WiFi	10.00
	\$230.00

Spectrum Business™ Internet Total \$230.00

Spectrum Business™ Voice

Phone number (813) 574-7540

Spectrum Business Voice	50.00
Voice Mail	0.00
	\$50.00

For additional call details,
 please visit SpectrumBusiness.net

Spectrum Business™ Voice Total \$50.00

Other Charges

Payment Processing	5.00
Auto Pay Discount	-5.00
Other Charges Total	\$0.00

Current Charges \$280.00

Total Due by Auto Pay \$280.00

Billing Information

Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

Spectrum Terms and Conditions of Service - In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

Notice - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

Insufficient Funds Payment Policy - Charter may charge an insufficient funds processing fee for all returned checks and bankcard charge-backs. If your check, bankcard (debit or credit) charge, or other instrument or electronic transfer transaction used to pay us is dishonored, refused or returned for any reason, we may electronically debit your account for the payment, plus an insufficient funds processing fee as set forth in your terms of service or on your Video Services rate card (up to the amount allowable by law and any applicable sales tax). Your bank account may be debited as early as the same day payment is dishonored, refused or returned. If your bank account is not debited, the returned check amount (plus fee) must be replaced by cash, cashier's check or money order.

The following taxes, fees and surcharges are included in the price of the Spectrum Business Voice services - . FEES AND CHARGES:
 E911 Fee \$0.40, Federal USF \$2.92, Florida CST \$5.33, Sales Tax \$0.04, TRS Surcharge \$0.08.

Continued on the next page....

Local Spectrum Store: 12970 S US Hwy 301, Suite 105, Riverview FL 33579 Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 12:00pm to 5:00pm

Local Spectrum Store: 872 Brandon Town Center Mall, Brandon FL 33511 Store Hours: Mon thru Sat - 10:00am to 8:00pm and Sun - 12:00pm to 5:00pm



For questions or concerns, please call 1-866-519-1263.





Invoice Number: 2543561031925
Account Number: 8337 12 029 2543561
Security Code: **2252**

BELMOND RESERVE CDD

Contact Us

Visit us at SpectrumBusiness.net

Or, call us at **855-252-0675**

8633 2390 NO RP 19 03202025 NNNNNNNN 01 995816

Billing Practices - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

Changing Business Locations - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact Spectrum Business at least twenty-one (21) business days prior to your move.

Past Due Fee / Late Fee Reminder - A late fee will be assessed for past due charges for service.

Complaint Procedures: If you disagree with your charges, you need to register a complaint no later than 60 days after the due date on your bill statement.

Spectrum Business Voice - provided by Charter Communications Operating, LLC's voice subsidiaries.



Invoice Number: 2543561031925
Account Number:: 8337 12 029 2543561
Security Code: **2252**

BELMOND RESERVE CDD



Contact Us

Visit us at SpectrumBusiness.net

Or, call us at **855-252-0675**

8633 2390 NO RP 19 03202025 NNNNNNNN 01 995816



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INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

147042

DATE

4/1/2025

BILL TO

Belmond Reserve Community
Development District
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

CUSTOMER ID

C2276

NET TERMS

Net 30

PO#**DUE DATE**

5/1/2025

Services provided for the Month of: April 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	375.00		375.00
Dissemination Services	1	Ea	375.00		375.00
District Management	1	Ea	3,000.00		3,000.00
Field Management	1	Ea	1,000.00		1,000.00
Website Maintenance / Admin	1	Ea	250.00		250.00
Personnel Services	1	Ea	5,832.00		5,832.00
Subtotal					10,832.00

Subtotal \$10,832.00

Tax \$0.00

Total Due \$10,832.00

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

INVOICE

JNJ Amenity Services LLC
7804 Davie Ray Dr
Zephyrhills, FL 33540-2205

services@jnjcleanservices.com
+1 (813) 781-8999



Bill to
Belmond Reserve CDD c/o Inframark
2005 Pan Am Circle
Suite 300
Tampa, Florida 33607
United States

Invoice details
Invoice no.: 0545
Invoice date: 04/18/2025
Due date: 05/15/2025

Date	Product or service	Description	Qty	Rate	Amount
	Amenity cleaning services		1	\$520.00	\$520.00

Total

\$520.00

Ways to pay



Note to customer
Amenity cleaning services for Belmond Reserve CDD - April 2025.

View and pay



Invoice

PO Box 135093
Clermont, FL 34714

(407) 290-5911

Invoice #	Customer #	Invoice Date	Due Date	Amount Due	Amount Enclosed
20275458	PROJ-0108	04/01/2025	05/01/2025	\$109.99	\$

To: BELMOND RESERVE CDD
2005 PAN AM CIRCLE
SUITE 300
TAMPA, FL 33607

Remit To: Southeast Wiring Solutions, Inc.
PO Box 135093
Clermont, FL 34714

Detach and return with your payment.

Customer Name	Customer #	Invoice #	Invoice Date	PO Number	Amount Due
BELMOND RESERVE CDD	PROJ-0108	20275458	04/01/2025		\$109.99

Description	QTY	Rate	Amount
<i>BELMOND AMENITY CENTER, 13197 RHODINE RD. RIVERVIEW, FL</i>			
ACCESS CONTROL MANAGEMENT, (04/01/2025 - 04/30/2025) :	1.00	109.99	109.99
SUBSCRIBER REMOTE ACCESS - \$50, SWS REMOTE ACCESS - \$50			

	Sub Total:	109.99
	Total Sales Tax:	0.00
	Invoice Total:	109.99
	Payments/Credits Applied:	(0.00)
	Invoice Amount Due:	109.99
	Amount Due:	\$109.99

CONTACT US

Billing Questions	Sales	Central Station	Service	Email
(407) 290-5911				BILLING@SWSPROTECTION.COM

To pay online, please visit: <https://southeastwiring.alarmbiller.com> | Registration Key: 9965B2

Spearem Enterprises, LLC

7842 Land O' Lakes Blvd. #335
Land O' Lakes, FL 34638
+1 8139978101
spearem.jmb@gmail.com



INVOICE

BILL TO
Belmond Reserve CDD
C/O Meritus 2005 Pan Am Circle # 300 Tampa , FL 33607

INVOICE 6203
DATE 04/09/2025
TERMS Net 15
DUE DATE 04/24/2025

ACTIVITY	QTY	RATE	AMOUNT
Labor service dog waist station and supply bags and mut mits 2 times per week for 4 weeks 2/15/25 to 3/16/25	4	65.00	260.00

Thank You! We Appreciate Your Business.

BALANCE DUE **\$260.00**



INVOICE

Page 1 of 2

Customer ID:**28-13540-53000****Customer Name:****BELMOND RESERVE****Service Period:****05/01/25-05/31/25****Invoice Date:****04/25/2025****Invoice Number:****0147695-2206-2****How to Contact Us****Visit wm.com/MyWM**

Create a My WM profile for easy access to your pickup schedule, service alerts and online tools for billing and more. Have a question? Check our support center or start a chat.

**Customer Service: (813) 621-3055****Your Payment is Due****May 25, 2025**

If full payment of the invoiced amount is not received within your contractual terms, you may be charged a monthly late charge of 2.5% of the unpaid amount, with a minimum monthly charge of \$5, or such late charge allowed under applicable law, regulation or contract.

Your Total Due**\$657.33**

If payment is received after
05/25/2025: **\$ 673.76**

Previous Balance	+	Payments	+	Adjustments	+	Current Invoice Charges	=	Total Account Balance Due
575.58		(575.58)		0.00		657.33		657.33

IMPORTANT MESSAGES

Invoice includes price increase that requires your consent. Your enclosed invoice (next invoice for some customers billed in arrears) contains a service rate increase. All or some of this increase (1) above the increase in the Consumer Price Index (using the Water, Sewer, and Trash Collection CPI published by U.S. Bureau of Labor Statistics, 12 month rolling average) and (2) above any increase in disposal, processing and/or transportation costs, plus an amount for operating margin, requires your consent. Your consent will be deemed to occur upon payment of the new service rate. If you do not consent to the increase, you have the right to terminate the service agreement within 30 days. Check your service agreement for your applicable terms and visit wm.com/billhelp or contact us if you have any questions.

***WM only sells services online through our own website at wm.com. WM does not sell any services through other on-line marketplaces. To arrange services for your business or home, visit wm.com directly.

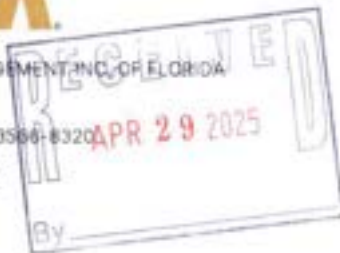
***You make a difference by recycling right! Putting the right items in your recycling bin and keeping other things out saves energy, water, reduces pollution and creates jobs. Learn how to recycle right at WashingtonCountyRecycles.com.



Please detach and send the lower portion with payment --- (no cash or staples) ---



WASTE MANAGEMENT INC. OF FLORIDA
WM - TAMPA
PO BOX 3020
MCNROE, WI 53566-8320
(813) 621-3055
(800) 255-7172



Invoice Date	Invoice Number	Customer ID (Include with your payment)
04/25/2025	0147695-2206-2	28-13540-53000
Payment Terms	Total Due	Amount
Total Due by 05/25/2025	\$657.33	
If Received after 05/25/2025	\$673.76	

*** DO NOT PAY-AUTOMATIC PAYMENT WILL BE PROCESSED ***

Your bank account will be drafted \$657.33.

2206000281354053000001476950000006573300000065733 1

008852 01 NM 0.63 **AUTO** T907114 33607 -CD4P88940-11 80290C28

BELMOND RESERVE
2002 PAN AM CIR STE 300
TAMPA FL 33607



Remit To:

WM CORPORATE SERVICES, INC.
AS PAYMENT AGENT
PO BOX 4648
CAROL STREAM, IL 60197-4648



DETAILS OF SERVICE

Details for Service Location:
Belmond Reserve, 13004 Willow Grove Dr, Riverview FL 33579-6876

Customer ID: 28-13540-53000

Description	Date	Ticket	Quantity	Amount
Lock Per Unit	05/01/25		1.00	32.00
Disposal 4 Yard Dumpster 2X Week	05/01/25		1.00	216.58
4 Yard Dumpster 2X Week	05/01/25		1.00	408.75
Total Current Charges				657.33

GREENER WAYS TO PAY

Please choose one of these sustainable payment options:



AutoPay

Set up recurring payments with us at wm.com/myaccount



Online

Use wm.com for quick and easy payments.



By Phone

Pay 24/7 by calling
866-964-2729

HOW TO READ YOUR INVOICE

[illegible]

1 Your Total Due is the total amount of current charges and any previous unpaid balances combined. This also states the date payment is due to WM, anything beyond that date may incur additional charges.

2 Previous balance is the total due from your previous invoice. We subtract any Payments Received/Adjustments and add your Current Charges from this billing cycle to get a Total Due on this invoice. If you have not paid all or a portion of your previous balance, please pay the entire Total Due to avoid a late charge or service interruption.

3 Service location details the total current charges of this invoice.

New Payment Platform

Here are more details about our enhanced online bill-pay system. Powered by Paymentus, the platform will provide more options and flexibility when managing and paying your bills.



Expanded payment options.

Pay with PayPal, Apple Pay, or Google Pay; via secure direct debit from a bank account; or by credit or debit card.

Anytime, anywhere payments.

Same great 24/7 availability so you can make payments when convenient or set it and forget it with AutoPay.

Complete Hub for account activity.

Continue to view and manage
your bills directly from
My WM (wm.com/mywm).

If your service is suspended for non-payment, you may be charged a Resume charge to restart your service. For each returned check, a charge will be assessed on your next invoice equal to the maximum amount permitted by applicable state law.

☐ [Check Here to Change Contact Info](#)

List your new billing information below. For a change of service address, please contact WM.

Address 1	
Address 2	
City	
State	
Zip	
Email	
Date Valid	

☐ [Check Here to Sign Up for Automatic Payment Enrollment](#)

If I enroll in Automatic Payment services, I authorize WM to pay my invoice by electronically deducting money from my bank account. I can cancel authorization by notifying WM at wm.com or by calling the customer service number listed on my invoice. Your enrollment could take 1-2 billing cycles for Automatic Payments to take effect. Continue to submit payment until page one of your invoice reflects that your payment will be deducted.

Email	
Date	
Bank Account Holder Signature	

NOTICE: By sending your check, you are authorizing the Company to use information on your check to make a one-time electronic debit to your account at the financial institution indicated on your check. The electronic debit will be for the amount of your check and may occur as soon as the same day we receive your check.

In order for us to service your account or to collect any amounts you may owe (for non-marketing or solicitation purposes), we may contact you by telephone at any telephone number that you provided in connection with your account, including wireless telephone numbers, which could result in charges to you. Methods of contact may include text messages and using pre-recorded/artificial voice messages and/or use of an automatic dialing device, as applicable. We may also contact you by email or other methods as provided in our contract.

Please send all bankruptcy correspondence to RMCbankruptcy@rwm.com or PO Box 43290 Phoenix, AZ 85080. Using the email option will expedite your request. (this language is in compliance with 11 USC 342(c)(2) of the Bankruptcy Code)

Log In

Payment Confirmation

Your payment was successfully processed and will be posted to your account within three business days.

[View Billing Details](#)

Payment Details

Customer ID 000281354053000

Payment Date

May 15, 2025

Customer ID 000281354053000

Payment Date

May 15, 2025

Confirmation Number

120011108821

Confirmation Number

120011108821

Invoice Number

147695

Invoice Number

147695

Payment Amount

\$ 657.33

Payment Amount

\$ 657.33

Convenience Fee

\$ 0.00

Convenience Fee

\$ 0.00

Total

\$ 657.33

Total

\$ 657.33

The convenience fee will appear on your statement as part of the total paid for U.S. customers and as a separate transaction for Canadian customers. Visit wm.com/payments to learn more.



Log in to **My WM** anytime to view invoices.



Need help? Visit wm.com/support for assistance.



Use direct debit from a bank account to skip the convenience fee.

Download the
My WM App



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800 Capitol Street, Suite 3000, Houston, TX 77002

[Manage Preferences](#) | [Privacy Policy](#)



INVOICE

INVOICE #	INVOICE DATE
886066	4/1/2025
TERMS	PO NUMBER
Net 30	

Bill To:

Belmond Reserve CDD -- Cedarbrook
c/o Inframark
12330 Rising Oaks Trail
Riverview, FL 33579

Property Name: Belmond Reserve CDD -- Cedarbrook

Address: 12330 Rising Oaks Trail
Riverview, FL 33579

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: May 1, 2025

Invoice Amount: \$11,224.00

Description	Current Amount
Monthly Landscape Maintenance April 2025	\$11,224.00

Invoice Total **\$11,224.00**

Excellence

IN COMMERCIAL LANDSCAPING

Should you have any questions or inquiries please call (386) 437-6211.

BELMOND RESERVE CDD

MEETING DATE: 04/01/2025

DM: *Bryan Radcliff*

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Demetrious Britt	In attendance	Salary Accepted	\$200.00
Nicole Hughes	In attendance	Salary Accepted	\$200.00
Will McPherson	N/A	Salary Accepted	\$200.00
Zebadiah Rabsatt	In attendance	Salary Accepted	\$200.00
VACANT	N/A	Salary Waived	N/A

HomeTeam Pest Defense, Inc.
2720 South Falkenburg Road
Riverview, FL 33578
813-437-6591

Service Slip / Invoice

INVOICE: 108969163
DATE: 04/01/25
ORDER: 108969163

Bill-To: [3900904]
Inframark Infrastructure
Belmont Reserve CDD
2005 Pan Am Cir Ste 300
Tampa, FL 33607-6008

Work Location: [3900904] 000-000-0000
At Cedarbrook
Belmont CDD Clubhouse
13004 Shining Willow St
Riverview, FL 33579

Work Date	Time	Target Pest	Technician	Lot/Block	Time In
04/01/25	11:08 AM		ARKLEIN		
Purchase Order	Terms	Last Service	Map Code	Sub/Dev	Time Out
	DUE UPON RECEIPT	04/01/25	N/A	N/A	

Service	Description	Amount
PS	Pest Control Service	\$193.60

Today's 6-Point Advantage Service:1. Inspected the exterior of your home to identify potential pest problems 2. Removed and treated cobwebs and wasps nests within reach3. Provided conventional pest control applications4. Treated pest entry points around doors and windows5. Applied pest control materials around the outside perimeter of your home.6. Provided this detailed service report. Today's Service Comments: This is your service report for the quarterly pest control service that I completed today. I started by taking a brush to the sides of the main building, removing all of the cobwebs and spider eggs that I found. I did not find any wasp activity at this time. I then started a protective barrier by spraying the foundation and all of the exterior entry points and applying granular bait throughout all of the mulch. I also applied your fire ant treatment in the playground. Please give today's treatment 7 to 10 days to take full effect. Have a great day and thank you for your business.-Austin.Curbside Call was completed : textThank you for choosing HomeTeam Pest Defense as your service provider. Your next scheduled service month will be in July.....

SUBTOTAL	\$193.60
TAX	\$0.00
TOTAL	\$193.60
AMT. PAID	\$0.00
BALANCE	\$193.60


TECHNICIAN SIGNATURE

* Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE

Customer Unavailable to Sign
CUSTOMER SIGNATURE



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

147932

DATE

4/21/2025

CUSTOMER ID

C2276

NET TERMS

Net 30

PO#**DUE DATE**

5/21/2025

BILL TO

Belmond Reserve Community
Development District
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

Services provided for the Month of: March 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
B/W Copies	154	Ea	0.15		23.10
Postage	19	Ea	0.69		13.11
Subtotal					36.21

Subtotal \$36.21

Tax \$0.00

Total Due \$36.21

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

BELMOND RESERVE CDD

MEETING DATE: 04/01/2025

DM: *Bryan Radcliff*

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Demetrious Britt	In attendance	Salary Accepted	\$200.00
Nicole Hughes	In attendance	Salary Accepted	\$200.00
Will McPherson	N/A	Salary Accepted	\$200.00
Zebadiah Rabsatt	In attendance	Salary Accepted	\$200.00
VACANT	N/A	Salary Waived	N/A

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Belmond Reserve CDD
Inframark
2005 Pan Am Circle, Ste 300
Tampa, FL 33607

April 08, 2025

Client: 001542

Matter: 000001

Invoice #: 26305

Page: 1

RE: General

For Professional Services Rendered Through March 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
3/4/2025	CAW	FOLLOW UP EMAIL CORRESPONDENCE TO EGIS REGARDING AGE REQUIREMENT FOR RECREATIONAL FACILITIES; REVIEW EMAIL CORRESPONDENCE FROM EGIS WITH GUIDELINES ON IMPLEMENTING AGE RESTRICTIONS; PREPARE FOR AND ATTEND MARCH 4TH BOARD MEETING IN PERSON.	3.3	\$1,072.50
3/7/2025	CAW	REVIEW AGREEMENT WITH NAYLOR ENVIRONMENTAL SOLUTIONS AND WETLAND CREDIT PURCHASE AGREEMENT.	0.5	\$162.50
3/14/2025	AM	REVIEW MEETING INFORMATION FOR APPROVING BUDGET FOR FISCAL YEAR 2025-2026; PREPARE DRAFT RESOLUTION APPROVING PROPOSED BUDGET AND SETTING PUBLIC HEARING.	1.0	\$175.00
3/19/2025	AM	REVISE RESOLUTION APPROVING PROPOSED BUDGET AND SETTING PUBLIC HEARING.	0.3	\$52.50
3/24/2025	CAW	PREPARE ADDENDUM WITH NAYLOR ENVIRONMENTAL SOLUTIONS FOR PERMIT MODIFICATIONS; REVIEW EXISTING AGREEMENT WITH NAYLOR ENVIRONMENTAL SOLUTIONS; CORRESPONDENCE WITH A. NAYLOR TO CONFIRM TERMS OF EXISTING AND NEW SCOPE OF SERVICES; PREPARE FOOD TRUCK AGREEMENT WITH ALL ABOUT FOOD TRUCKS.	2.0	\$650.00
3/25/2025	CAW	PREPARE REVISED COMMUNITY FACILITIES RULES & REGULATIONS; PREPARE RESOLUTION ADOPTING COMMUNITY FACILITIES RULES & REGULATIONS; PREPARE PARENTAL CONSENT FORM.	1.7	\$552.50
3/27/2025	CAW	EMAIL CORRESPONDENCE WITH B. RADCLIFF AND K. DATTLER REGARDING AGENDA ITEMS FOR APRIL 1ST BOARD MEETING.	0.2	\$65.00

April 08, 2025
Client: 001542
Matter: 000001
Invoice #: 26305

Page: 2

SERVICES

Date	Person	Description of Services	Hours	Amount
3/31/2025	CAW	REVIEW AGENDA AND PREPARE FOR APRIL 1ST BOARD MEETING.	0.5	\$162.50
Total Professional Services			9.5	\$2,892.50
Total Services			\$2,892.50	
Total Disbursements			\$0.00	
Total Current Charges				\$2,892.50
Previous Balance				\$1,847.50
Less Payments				(\$1,847.50)
PAY THIS AMOUNT				\$2,892.50

Please Include Invoice Number on all Correspondence

BELMOND RESERVE CDD

MEETING DATE: 04/01/2025

DM: *Bryan Radcliff*

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Demetrious Britt	In attendance	Salary Accepted	\$200.00
Nicole Hughes	In attendance	Salary Accepted	\$200.00
Will McPherson	N/A	Salary Accepted	\$200.00
Zebadiah Rabsatt	In attendance	Salary Accepted	\$200.00
VACANT	N/A	Salary Waived	N/A



CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT	9634760433	04/16/2025	05/07/2025

S-Page 1 of 3

Summary of Account Charges

Previous Balance	\$464.06
Net Payments - Thank You	\$-464.06
Total Account Charges	\$506.98

AMOUNT DUE	\$506.98
-------------------	-----------------

Important Message

This account has ACH payment method

This is your summary of charges. Detailed charges by premise are listed on the following page(s)



Make checks payable to: **BOCC**
ACCOUNT NUMBER: 9634760433



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526
Internet Payments: HCFLGov.net/WaterBill
Additional Information: HCFLGov.net/Water

THANK YOU!



BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT 1,957 8
C/O MERITUS DISTRICTS
2005 PAN AM CIR SUITE 300
TAMPA FL 33607-6008

DUE DATE	05/07/2025
AMOUNT DUE	\$506.98
AMOUNT PAID	





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
---------------	----------------	-----------	----------

BELMOND RESERVE COMMUNITY
DEVELOPMENT DISTRICT

9634760433

04/16/2025

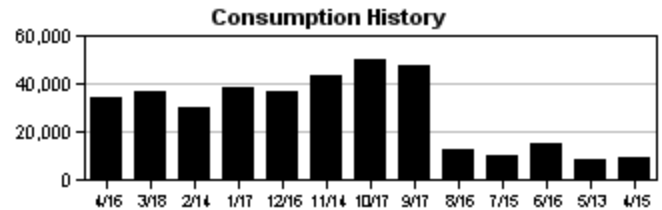
05/07/2025

Service Address: 12900 BROOKSIDE MOSS DR - COMM IRRIG MTR

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702151774	03/18/2025	1637293	04/16/2025	1671298	34005 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$102.70
Water Base Charge	\$42.44
Water Usage Charge	\$66.07
Total Service Address Charges	\$217.24



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
---------------	----------------	-----------	----------

BELMOND RESERVE COMMUNITY
DEVELOPMENT DISTRICT

9634760433

04/16/2025

05/07/2025

Service Address: 13047 WILLOW GROVE DR

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61160062	03/14/2025	3279	04/14/2025	3384	10500 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$31.71
Water Base Charge	\$20.91
Water Usage Charge	\$14.73
Sewer Base Charge	\$50.60
Sewer Usage Charge	\$68.46
Total Service Address Charges	\$192.44





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
---------------	----------------	-----------	----------

BELMOND RESERVE COMMUNITY
DEVELOPMENT DISTRICT

9634760433

04/16/2025

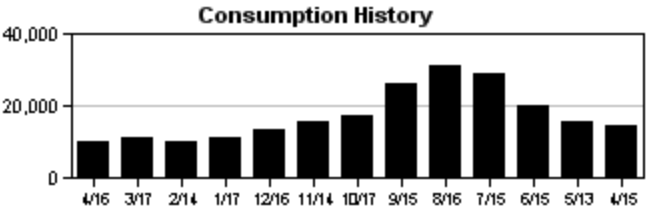
05/07/2025

Service Address: 13098 WILLOW GROVE DR - COMM IRRIG MTR

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
702172008	03/17/2025	1587549	04/16/2025	1597379	9830 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$29.69
Water Base Charge	\$51.46
Water Usage Charge	\$10.12
Total Service Address Charges	\$97.30





BELMOND RESERVE CDD
RHODINE RD AND HAYS CLAN RD PH3
RIVERVIEW, FL 33579

Statement Date: April 17, 2025

Amount Due: \$372.39

Due Date: May 08, 2025

Account #: 221008339725

DO NOT PAY. Your account will be drafted on May 08, 2025

Account Summary

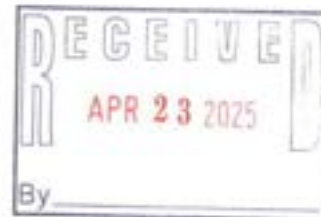
Current Service Period: March 14, 2025 - April 11, 2025

Previous Amount Due	\$396.71
Payment(s) Received Since Last Statement	-\$348.21
Miscellaneous Credits	-\$48.50
Current Month's Charges	\$372.39

Amount Due by May 08, 2025

\$372.39

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view
your account online.

A one-stop shop to manage your account.



- Report an outage
- Check the status of your account
- Review and pay your balance
- Access your billing and payment history
- Monitor your energy use
- Sign up for notifications and programs

Log in at TECOaccount.com today!

Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221008339725

Due Date: May 08, 2025



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless. Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$372.39

Payment Amount: \$ _____

609409160069

Your account will be
drafted on May 08, 2025

BELMOND RESERVE CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607-6008

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.



Service For:
RHODINE RD AND HAYS CLAN RD PH3
RIVERVIEW, FL 33579

Account #: 221008339725
Statement Date: April 17, 2025
Charges Due: May 08, 2025

Service Period: Mar 14, 2025 - Apr 11, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	152 kWh @ \$0.03412/kWh	\$5.19
Fixture & Maintenance Charge	8 Fixtures	\$132.88
Lighting Pole / Wire	8 Poles	\$226.56
Lighting Fuel Charge	152 kWh @ \$0.03059/kWh	\$4.65
Storm Protection Charge	152 kWh @ \$0.00559/kWh	\$0.85
Clean Energy Transition Mechanism	152 kWh @ \$0.00043/kWh	\$0.07
Storm Surcharge	152 kWh @ \$0.01230/kWh	\$1.87
Florida Gross Receipt Tax		\$0.32

Lighting Charges

\$372.39

Total Current Month's Charges

\$372.39



Miscellaneous Credits

Sales Tax Credit	-\$48.50
------------------	----------

Total Current Month's Credits

-\$48.50

00000105-0000140 Page 4 of 30

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:

TampaElectric.com

Phone:

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877-588-1010

Energy-Saving Programs:

813-275-3909

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BELMOND RESERVE CDD
RHODINE RD AND HAYS CLAN RD
RIVERVIEW, FL 33579

Statement Date: April 17, 2025

Amount Due: \$3,584.19

Due Date: May 08, 2025

Account #: 221008266985

DO NOT PAY. Your account will be drafted on May 08, 2025

Account Summary

Current Service Period: March 14, 2025 - April 11, 2025

Previous Amount Due	\$3,818.34
Payment(s) Received Since Last Statement	-\$3,351.41
Miscellaneous Credits	-\$466.93
Current Month's Charges	\$3,584.19

Amount Due by May 08, 2025 \$3,584.19

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



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your account online.

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- Check the status of your account
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- Monitor your energy use
- Sign up for notifications and programs

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To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221008266985

Due Date: May 08, 2025



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$3,584.19

Payment Amount: \$ _____

609409160068

Your account will be
drafted on May 08, 2025

BELMOND RESERVE CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.



Service For:
RHODINE RD AND HAYS CLAN RD
RIVERVIEW, FL 33579

Account #: 221008266985
Statement Date: April 17, 2025
Charges Due: May 08, 2025

Service Period: Mar 14, 2025 - Apr 11, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	1463 kWh @ \$0.03412/kWh	\$49.92
Fixture & Maintenance Charge	77 Fixtures	\$1278.97
Lighting Pole / Wire	77 Poles	\$2180.64
Lighting Fuel Charge	1463 kWh @ \$0.03059/kWh	\$44.75
Storm Protection Charge	1463 kWh @ \$0.00559/kWh	\$8.18
Clean Energy Transition Mechanism	1463 kWh @ \$0.00043/kWh	\$0.63
Storm Surcharge	1463 kWh @ \$0.01230/kWh	\$17.99
Florida Gross Receipt Tax		\$3.11
Lighting Charges		\$3,584.19

Total Current Month's Charges

\$3,584.19



Miscellaneous Credits

Sales Tax Credit	-\$466.93
Total Current Month's Credits	-\$466.93

00000016-0000142-Page 3 of 30

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill



Bank Draft

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In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



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866-689-6469

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Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

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863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
7-1-1
Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

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Amount Due: \$82.06

Due Date: May 08, 2025

Account #: 221008446983

DO NOT PAY. Your account will be drafted on May 08, 2025



Account Summary

Current Service Period: March 14, 2025 - April 11, 2025

Previous Amount Due	\$67.88
Payment(s) Received Since Last Statement	-\$53.49
Miscellaneous Credits	-\$14.39
Current Month's Charges	\$82.06

Amount Due by May 08, 2025 \$82.06

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

Your Energy Insight

Your average daily kWh used was **22.22% lower** than the same period last year.

Your average daily kWh used was **40% higher** than it was in your previous period.



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A one-stop shop to manage your account.



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To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221008446983

Due Date: May 08, 2025



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Amount Due: \$82.06

Payment Amount: \$ _____

609409160070

Your account will be drafted on May 08, 2025

BELMOND RESERVE CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318



Service For:
12160 SHINING WILLOW ST
IRR, RIVERVIEW, FL 33579-6866

Account #: 221008446983
Statement Date: April 17, 2025
Charges Due: May 08, 2025

Meter Read

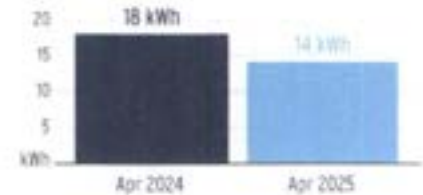
Service Period: Mar 14, 2025 - Apr 11, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000852710	04/11/2025	30,870	30,454	416 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



Important Messages



Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	416 kWh @ \$0.08641/kWh	\$35.95
Fuel Charge	416 kWh @ \$0.03083/kWh	\$12.83
Storm Protection Charge	416 kWh @ \$0.00577/kWh	\$2.40
Clean Energy Transition Mechanism	416 kWh @ \$0.00418/kWh	\$1.74
Storm Surcharge	416 kWh @ \$0.02121/kWh	\$8.82
Florida Gross Receipt Tax		\$2.05
Electric Service Cost		\$82.06

Total Current Month's Charges

\$82.06



Miscellaneous Credits

Sales Tax Credit	-\$14.39
Total Current Month's Credits	-\$14.39

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866-832-6249

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863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

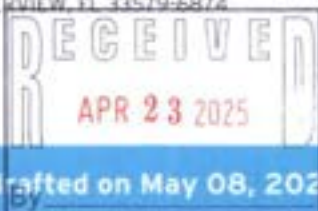
Energy-Saving Programs:

813-275-3909

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BELMOND RESERVE CDD
12998 WILLOW GROVE DR
RIVERVIEW, FL 33579-6874



DO NOT PAY. Your account will be drafted on May 08, 2025

Account Summary

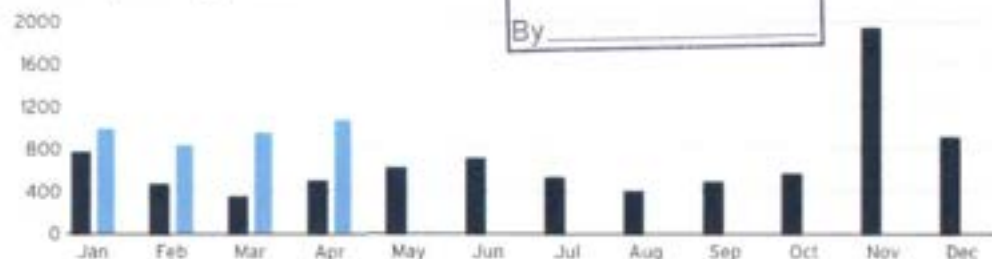
Current Service Period: March 14, 2025 - April 11, 2025

Previous Amount Due	\$137.58
Payment(s) Received Since Last Statement	-\$114.74
Miscellaneous Credits	-\$22.84
Current Month's Charges	\$181.29

Amount Due by May 08, 2025 \$181.29

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

Statement Date: April 17, 2025

Amount Due: \$181.29

Due Date: May 08, 2025
Account #: 221008528939

Your Energy Insight

Your average daily kWh used was **131.25% higher** than the same period last year.

Your average daily kWh used was **12.12% higher** than it was in your previous period.



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- Access your billing and payment history
- Monitor your energy use
- Sign up for notifications and programs

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To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221008528939

Due Date: May 08, 2025



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$181.29

Payment Amount: \$ _____

618051100036

Your account will be drafted on May 08, 2025

BELMOND RESERVE CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.



Service For:
12998 WILLOW GROVE DR
RIVERVIEW, FL 33579-6874

Account #: 221008528939
Statement Date: April 17, 2025
Charges Due: May 08, 2025

Meter Read

Meter Location: WELL

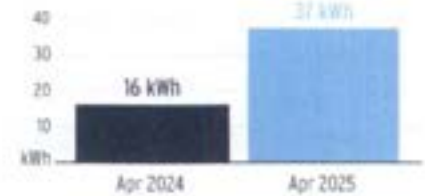
Service Period: Mar 14, 2025 - Apr 11, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000551211	04/11/2025	45,584	44,516	1,068 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



Important Messages

Change in Deposit Interest. This billing statement reflects a credit of 2 percent interest. This account has had an active deposit for 23 months and, in accordance with the Florida Public Service Commission rules, the interest rate on the deposit for this account has increased to 3 percent going forward.



Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	1,068 kWh @ \$0.08641/kWh	\$92.29
Fuel Charge	1,068 kWh @ \$0.03083/kWh	\$32.93
Storm Protection Charge	1,068 kWh @ \$0.00577/kWh	\$6.16
Clean Energy Transition Mechanism	1,068 kWh @ \$0.00418/kWh	\$4.46
Storm Surcharge	1,068 kWh @ \$0.02121/kWh	\$22.65
Florida Gross Receipt Tax		\$4.53
Electric Service Cost		\$181.29

Total Current Month's Charges

\$181.29



Miscellaneous Credits

Sales Tax Credit	-\$21.65
Interest for Cash Security Deposit - Electric	-\$1.19
Total Current Month's Credits	-\$22.84

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

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863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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BELMOND RESERVE CDD
RHODINE RD AND HAYS CLAN RD PH2
RIVERVIEW, FL 33579

Statement Date: April 17, 2025

Amount Due: \$1,256.79

Due Date: May 08, 2025
Account #: 221008516975

DO NOT PAY. Your account will be drafted on May 08, 2025

Account Summary

Current Service Period: March 14, 2025 - April 11, 2025

Previous Amount Due	\$1,338.89
Payment(s) Received Since Last Statement	-\$1,175.17
Miscellaneous Credits	-\$163.72
Current Month's Charges	\$1,256.79

Amount Due by May 08, 2025 \$1,256.79

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



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To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221008516975
Due Date: May 08, 2025



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See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$1,256.79

Payment Amount: \$ _____

618051100035

Your account will be
drafted on May 08, 2025

BELMOND RESERVE CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.



Service For:
RHODINE RD AND HAYS CLAN RD PH2
RIVERVIEW, FL 33579

Account #: 221008516975
Statement Date: April 17, 2025
Charges Due: May 08, 2025

Service Period: Mar 14, 2025 - Apr 11, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	513 kWh @ \$0.03412/kWh	\$17.50
Fixture & Maintenance Charge	27 Fixtures	\$448.47
Lighting Pole / Wire	27 Poles	\$764.64
Lighting Fuel Charge	513 kWh @ \$0.03059/kWh	\$15.69
Storm Protection Charge	513 kWh @ \$0.00559/kWh	\$2.87
Clean Energy Transition Mechanism	513 kWh @ \$0.00043/kWh	\$0.22
Storm Surcharge	513 kWh @ \$0.01230/kWh	\$6.31
Florida Gross Receipt Tax		\$1.09

Lighting Charges

\$1,256.79

Total Current Month's Charges

\$1,256.79



Miscellaneous Credits

Sales Tax Credit	-\$163.72
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Total Current Month's Credits

-\$163.72

00000016-0000346-Page 16 of 20

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Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

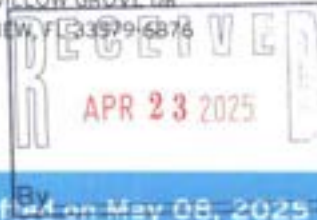
813-275-3909

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Statement Date: April 17, 2025



BELMOND RESERVE CDD
13004 WILLOW GROVE DR
RIVERVIEW, FL 33579-6876



Amount Due: \$802.59

Due Date: May 08, 2025
Account #: 221008514244

DO NOT PAY. Your account will be drafted on May 08, 2025

Your Energy Insight



Your average daily kWh used was **.56% higher** than the same period last year.



Your average daily kWh used was **1.14% higher** than it was in your previous period.



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- Monitor your energy use
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Log in at TECOaccount.com today!

Account Summary

Current Service Period: March 14, 2025 - April 11, 2025

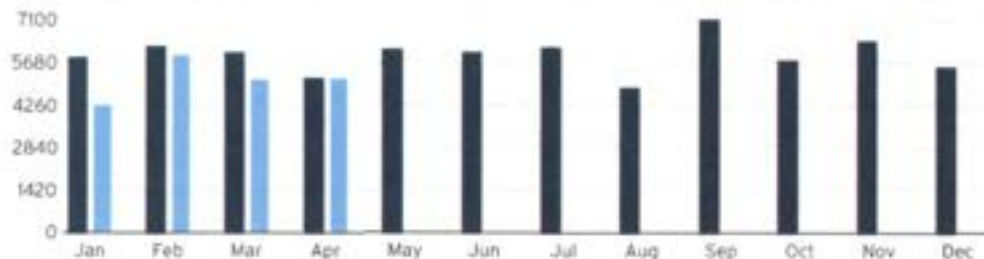
Previous Amount Due	\$853.72
Payment(s) Received Since Last Statement	-\$735.62
Miscellaneous Credits	-\$118.10
Current Month's Charges	\$802.59

Amount Due by May 08, 2025 \$802.59

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

To ensure prompt credit, please return stub portion of this bill with your payment.



Account #: 221008514244

Due Date: May 08, 2025



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$802.59

Payment Amount: \$ _____

618051100034

Your account will be drafted on May 08, 2025

BELMOND RESERVE CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.



Service For:
13004 WILLOW GROVE DR
RIVERVIEW, FL 33579-6876

Account #: 221008514244
Statement Date: April 17, 2025
Charges Due: May 08, 2025

Meter Read

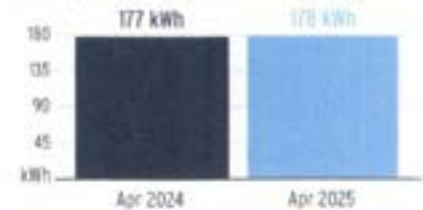
Service Period: Mar 14, 2025 - Apr 11, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000838830	04/11/2025	17,771	12,621	5,150 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



Important Messages



Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	5,150 kWh @ \$0.08641/kWh	\$445.01
Fuel Charge	5,150 kWh @ \$0.03083/kWh	\$158.77
Storm Protection Charge	5,150 kWh @ \$0.00577/kWh	\$29.72
Clean Energy Transition Mechanism	5,150 kWh @ \$0.00418/kWh	\$21.53
Storm Surcharge	5,150 kWh @ \$0.02121/kWh	\$109.23
Florida Gross Receipt Tax		\$20.06
Electric Service Cost		\$802.59

Total Current Month's Charges

\$802.59



Miscellaneous Credits

Sales Tax Credit	-\$118.10
Total Current Month's Credits	-\$118.10

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BELMOND RESERVE CDD
13207 RHODINE RD
RIVERVIEW, FL 33579



Statement Date: April 17, 2025

Amount Due: \$27.22

Due Date: May 08, 2025

Account #: 221008539324

DO NOT PAY. Your account will be drafted on May 08, 2025

Account Summary

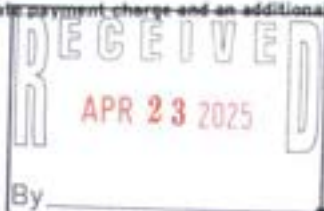
Current Service Period: March 15, 2025 - April 11, 2025

Previous Amount Due	\$31.30
Payment(s) Received Since Last Statement	-\$27.05
Miscellaneous Credits	-\$4.25
Current Month's Charges	\$27.22

Amount Due by May 08, 2025

\$27.22

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

Your Energy Insight



Your average daily kWh used was **0% higher** than the same period last year.



Your average daily kWh used was **0% higher** than it was in your previous period.



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To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221008539324

Due Date: May 08, 2025



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$27.22

Payment Amount: \$ _____

618051100037

Your account will be drafted on May 08, 2025

BELMOND RESERVE CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.



Service For:
13207 RHODINE RD
RIVERVIEW, FL 33579

Account #: 221008539324
Statement Date: April 17, 2025
Charges Due: May 08, 2025

Meter Read

Meter Location: ENTRY

Service Period: Mar 15, 2025 - Apr 11, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000337420	04/11/2025	1,942	1,882	60 kWh	1	28 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	28 days @ \$0.63000	\$17.64
	Energy Charge	60 kWh @ \$0.08641/kWh	\$5.18
	Fuel Charge	60 kWh @ \$0.03083/kWh	\$1.85
	Storm Protection Charge	60 kWh @ \$0.00577/kWh	\$0.35
	Clean Energy Transition Mechanism	60 kWh @ \$0.00418/kWh	\$0.25
	Storm Surcharge	60 kWh @ \$0.02121/kWh	\$1.27
	Florida Gross Receipt Tax		\$0.68
	Electric Service Cost		\$27.22

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges **\$27.22**

	Miscellaneous Credits	
	Sales Tax Credit	-\$4.25
	Total Current Month's Credits	-\$4.25

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

Ways To Pay Your Bill

- Bank Draft**
Visit TECOaccount.com for free recurring or one time payments via checking or savings account.
- In-Person**
Find list of Payment Agents at TampaElectric.com
- Mail A Check**
Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.
All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111
- Credit or Debit Card**
Pay by credit Card using KUBRA EZ. Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
Toll Free: **866-689-6469**

Contact Us

- Online:**
TampaElectric.com
Phone:
Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:**
7-1-1
Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



INVOICE

Page 1 of 2

Customer ID:
Customer Name:
Service Period:
Invoice Date:
Invoice Number:

28-13540-53000
BELMOND RESERVE
04/01/25-04/30/25
03/25/2025
0139681-2206-2

How to Contact Us

Visit wm.com/MyWM

Create a My WM profile for easy access to your pickup schedule, service alerts and online tools for billing and more. Have a question? Check our support center or start a chat.



Customer Service: (813) 621-3055

Your Payment is Due

Apr 24, 2025

If full payment of the invoiced amount is not received within your contractual terms, you may be charged a monthly late charge of 2.5% of the unpaid amount, with a minimum monthly charge of \$5, or such late charge allowed under applicable law, regulation or contract.

Your Total Due

\$575.58

If payment is received after
04/24/2025: **\$ 589.97**

Previous Balance

575.58

+

Payments

(575.58)

+

Adjustments

0.00

+

Current Invoice Charges

575.58

=

Total Account Balance Due

575.58

IMPORTANT MESSAGES

***WM only sells services online through our own website at wm.com. WM does not sell any services through other on-line marketplaces. To arrange services for your business or home, visit wm.com directly.



Please detach and send the lower portion with payment --- (no cash or staples) ---



WASTE MANAGEMENT, INC. OF FLORIDA
WM - TAMPA
PO BOX 3020
MONROE, WI 53566-8320
(813) 621-3055
(800) 255-7172



Invoice Date

03/25/2025

Invoice Number

0139681-2206-2

Customer ID

(Include with your payment)

28-13540-53000

Payment Terms

Total Due by 04/24/2025
If Received after 04/24/2025

Total Due

\$575.58
\$589.97

Amount

*** DO NOT PAY-AUTOMATIC PAYMENT WILL BE PROCESSED ***
Your bank account will be drafted \$575.58.

2206000281354053000001396810000005755800000057558 1

0112240 01 NM 0.63 **AUTO** T2 0 7081 19607 -C04-P12362-11 00290C16



BELMOND RESERVE
2002 PAN AM CIR STE 300
TAMPA FL 33607



Remit To:

WM CORPORATE SERVICES, INC.
AS PAYMENT AGENT
PO BOX 4648
CAROL STREAM, IL 60197-4648

DETAILS OF SERVICE

Details for Service Location:

Belmond Reserve, 13004 Willow Grove Dr. Riverview FL 33579-6876

Customer ID: 28-13540-53000

Description	Date	Ticket	Quantity	Amount
Lock Per Unit	04/01/25		1.00	32.00
Disposal 4 Yard Dumpster 2X Week	04/01/25		1.00	216.58
4 Yard Dumpster 2X Week	04/01/25		1.00	327.00
Total Current Charges				575.58

GREENER WAYS TO PAY

Please choose one of these sustainable payment options:



AutoPay

Set up recurring payments with us at wm.com/myaccount.



Online

Use wm.com for quick and easy payments.



By Phone

Pay 24/7 by calling
866-964-2729

HOW TO READ YOUR INVOICE

The screenshot shows a user's Walmart account page. At the top, there are three tabs: 'How to Contact Us', 'My Walmart', and 'My Walmart in a Box'. The 'My Walmart' tab is selected. Below the tabs, the page displays the user's name 'John Doe', the email 'john.doe@walmart.com', and the phone number '555-555-5555'. The account is linked to a Visa card ending in 1234 5678 9010 1234. The current balance is \$123.45, with a note that it is updated in real-time after 10:00 AM. Below this, there is a table of transactions:

Previous Balance	+	Payments	+	Refunds	+	Card Not Loaded Charges	=	New Account Balance Due
\$123.45		(\$123.45)		\$0.00		\$123.45		\$123.45

Below the table, there is a section for 'Payment Methods' with a link to 'Manage Payment Methods'. At the bottom, there is a 'Sign Out' button and a 'My Account' link.

1 Your Total Due is the total amount of current charges and any previous unpaid balances combined. This also states the date payment is due to WM, anything beyond that date may incur additional charges.

2 Previous balance is the total due from your previous invoice. We subtract any Payments Received/Adjustments and add your Current Charges from this billing cycle to get a Total Due on this invoice. If you have not paid all or a portion of your previous balance, please pay the entire Total Due to avoid a late charge or service interruption.

3 Service location details the total current charges of this invoice.

New Payment Platform

Here are more details about our enhanced online bill-pay system. Powered by Paymentus, the platform will provide more options and flexibility when managing and paying your bills.



Expanded payment options.

Pay with PayPal, Apple Pay, or Google Pay; via secure direct debit from a bank account; or by credit or debit card.

Anytime, anywhere payments.

Same great 24/7 availability so you can make payments when convenient or set it and forget it with AutoPay.

Complete Hub for account activity.

Continue to view and manage
your bills directly from
My WM (wm.com/mywm).

If your service is suspended for non-payment, you may be charged a Resume charge to restart your service. For each returned check, a charge will be assessed on your next invoice equal to the maximum amount permitted by applicable state law.

☐ Check Here to Change Contact Info

List your new billing information below. For a change of service address, please contact WM.

Address 1	
Address 2	
City	
State	
Zip	
Email	
Date Valid	

☐ [Check Here to Sign Up for Automatic Payment Enrollment](#)

If I enroll in Automatic Payment services, I authorize WM to pay my invoice by electronically deducting money from my bank account. I can cancel authorization by notifying WM at wm.com or by calling the customer service number listed on my invoice. Your enrollment could take 1-2 billing cycles for Automatic Payments to take effect. Continue to submit payment until page one of your invoice reflects that your payment will be deducted.

Email	
Date	
Bank Account Holder Signature	

NOTICE: By sending your check, you are authorizing the Company to use information on your check to make a one-time electronic debit to your account at the financial institution indicated on your check. The electronic debit will be for the amount of your check and may occur as soon as the same day we receive your check.

In order for us to service your account or to collect any amounts you may owe (for non-marketing or solicitation purposes), we may contact you by telephone at any telephone number that you provided in connection with your account, including wireless telephone numbers, which could result in charges to you. Methods of contact may include text messages and using pre-recorded/artificial voice messages and/or use of an automatic dialing device, as applicable. We may also contact you by email or other methods as provided in our contract.

Please send all bankruptcy correspondence to RMChbankruptcy@wm.com or PO Box 43290 Phoenix, AZ 85080. Using the email option will expedite your request. (This language is in compliance with 11 USC 342(c)(2) of the Bankruptcy Code)

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Grau and Associates

1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

Belmond Reserve Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Invoice No. 27131
Date 04/01/2025

SERVICE	AMOUNT
Audit FYE 09/30/2024	\$ <u>1,000.00</u>
Current Amount Due	\$ <u><u>1,000.00</u></u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
1,000.00	0.00	0.00	0.00	0.00	1,000.00

Payment due upon receipt.



INVOICE

INV-000686

Balance Due
\$860.00

CourtCo

Tax ID : 882676895
3046 Del Prado Blvd. South
Suite 1B
Cape Coral Florida 33904
U.S.A

Bill To
Belmond Cedar Brook at Riverview
13004 Willow Cedar Brook at Riverview
Riverview
33579 Florida

Invoice Date : 03.13.2025
Terms : Net 30
Due Date : 04.12.2025
P.O.# : Net posts Invoice

#	Item & Description	Qty	Rate	Amount
1	Net Posts New Contractor will install one pair of black net posts	1.00	860.00	860.00
Sub Total				860.00
Total				\$860.00
Balance Due				\$860.00

Notes

Thanks for your business.



Invoice

PO Box 135093
Clermont, FL 34714

(407) 290-5911

Invoice # 20275578	Customer # PROJ-0108	Invoice Date 04/21/2025	Due Date 06/21/2025	Amount Due \$939.00	Amount Enclosed \$
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To: BELMOND RESERVE CDD
2005 PAN AM CIRCLE
SUITE 300
TAMPA, FL 33607

Remit To: Southeast Wiring Solutions, Inc.
PO Box 135093
Clermont, FL 34714

Detach and return with your payment.

Customer Name BELMOND RESERVE CDD	Customer # PROJ-0108	Invoice # 20275578	Invoice Date 04/21/2025	PO Number DEPOSIT - ADD CAMERAS	Amount Due \$939.00
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Description	QTY	Rate	Amount
<i>BELMOND AMENITY CENTER, 13197 RHODINE RD. RIVERVIEW, FL</i>			
Installation of Cameras - each camera will take 2-3 hours to wire, install and program depending on location of cameras and accessibility for wiring. additional hours may be required and added after installation.	3.00	120.00	360.00
5MP Outdoor Dome Camera - Equivalent to the 3 other cameras installed	1.00	579.00	579.00

SWS WILL INSTALL 2 NEW DOME CAMERAS. LOCATIONS TO BE DETERMINED. 50% DEPOSIT OF \$939 DUE TO ORDER PARTS AND SCHEDULE. 50% DUE UPON COMPLETION.	Sub Total:	939.00
	Total Sales Tax:	0.00
	Invoice Total:	939.00
	Payments/Credits Applied:	(0.00)
	Invoice Amount Due:	939.00
Amount Due:		\$939.00

CONTACT US

Billing Questions (407) 290-5911	Sales	Central Station	Service	Email BILLING@SWSPROTECTION.COM
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To pay online, please visit: <https://southeastwiring.alarmbiller.com> | Registration Key: 9965B2



YELLOWSTONE
LANDSCAPE

Bill To:

Belmond Reserve CDD -- Cedarbrook
c/o Inframark
12330 Rising Oaks Trail
Riverview, FL 33579

Property Name: Belmond Reserve CDD --
Cedarbrook

Opp # 541049

Irrigation Contractual Monthly Irrigation Repair
Allowance April 2025

INVOICE

INVOICE	INVOICE DATE
893690	4/10/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: May 10, 2025

Invoice Amount: \$198.25

Description	Current Amount
Irrigation Repairs	\$198.25

Invoice Total **\$198.25**

Should you have any questions or inquiries please call (386) 437-6211.



YELLOWSTONE

Invoice Date #

294



YELLOWSTONE
LANDSCAPE

Bill To:

Belmond Reserve CDD -- Cedarbrook
c/o Inframark
12330 Rising Oaks Trail
Riverview, FL 33579

Property Name: Belmond Reserve CDD --
Cedarbrook

Opp # 520800

Two Large Tree Removal Hayes Clan Rd

INVOICE

INVOICE #	INVOICE DATE
894865	4/14/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: May 14, 2025

Invoice Amount: \$2,100.00

Description	Current Amount
Removals	\$2,100.00

Invoice Total **\$2,100.00**

Should you have any questions or inquiries please call (386) 437-6211.



YELLOWSTONE
LANDSCAPE

Proposal #: 520800

Date: 2/20/2025

From: Greg Schweitzer

Tree Care Proposal for
Belmond Reserve CDD -- Cedarbrook

Bryan Radcliff
Inframark
2005 Pan Am Circle
Suite 300
Tampa, FL 33607
bryan.radcliff@inframark.com

LOCATION OF PROPERTY

12330 Rising Oaks Trail
Riverview, FL 33579

Two Large Tree Removal Hayes Clan Rd

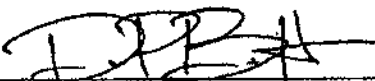
DESCRIPTION	AMOUNT
Dead Tree Removals	\$2,100.00

This proposal is to remove the two large dead trees on Hayes Clan Rd in the small field at the back entrance of the property. All debris generated will be hauled away and properly disposed of.

Terms and Conditions: Signature below authorizes Yellowstone Landscape to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

AUTHORIZATION TO PERFORM WORK:

By 

Demetris Britt
Print Name/Title

Date 4-2-2026

Belmond Reserve CDD -- Cedarbrook

Subtotal	\$2,100.00
Sales Tax	\$0.00
Proposal Total	\$2,100.00

THIS IS NOT AN INVOICE

**Bill To:**

Belmond Reserve CDD -- Cedarbrook
c/o Inframark
12330 Rising Oaks Trail
Riverview, FL 33579

Property Name: Belmond Reserve CDD --
Cedarbrook

Opp # 520094
12191 Orchid Ash St Dead 2 Tree Removal

INVOICE

INVOICE #	INVOICE DATE
894864	4/14/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: May 14, 2025

Invoice Amount: \$821.94

Description	Current Amount
Removals	\$821.94

Invoice Total **\$821.94**

Should you have any questions or inquiries please call (386) 437-6211.



YELLOWSTONE
LANDSCAPE

Proposal #: 520094

Date: 2/19/2025

From: Greg Schweitzer

Tree Care Proposal for
Belmond Reserve CDD -- Cedarbrook

Bryan Radcliff
Inframark
2005 Pan Am Circle
Suite 300
Tampa, FL 33607
bryan.radcliff@inframark.com

LOCATION OF PROPERTY

12380 Rising Oaks Trail
Riverview, FL 33579

12191 Orchid Ash St Dead 2 Tree Removal

DESCRIPTION	AMOUNT
Dead Tree Removals	\$821.94
Stump Grinding	\$942.48


This proposal is to remove the two dead trees behind 12191 Orchid Ash St. All debris will be properly disposed of. If you decide to not go with the stump grinding the price on this proposal will go down to \$821.94.

Terms and Conditions: Signature below authorizes Yellowstone Landscape to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

AUTHORIZATION TO PERFORM WORK:

By



Demetrius Britt
Print Name/Title

Date

4-2-2026

Belmond Reserve CDD -- Cedarbrook

Subtotal	821.94	\$1,164.42
Sales Tax		\$0.00
Proposal Total		\$1,164.42

THIS IS NOT AN INVOICE



Proposal #: 520094

Date: 4/7/2025

From: Greg Schweitzer

Tree Care Proposal for
Belmond Reserve CDD -- Cedarbrook

Bryan Radcliff
Inframark
2005 Pan Am Circle
Suite 300
Tampa, FL 33607
bryan.radcliff@inframark.com

LOCATION OF PROPERTY

12330 Rising Oaks Trail
Riverview, FL 33579

12191 Orchid Ash St Dead 2 Tree Removal

DESCRIPTION

AMOUNT

Dead Tree Removals

\$821.94

This proposal is to remove the two dead trees behind 12191 Orchid Ash St. All debris will be properly disposed of. If you decide to not go with the stump grinding the price on this proposal will go down to \$821.94.

Terms and Conditions: Signature below authorizes Yellowstone Landscape to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title

Date _____

Belmond Reserve CDD -- Cedarbrook

Subtotal	\$821.94
Sales Tax	\$0.00
Proposal Total	\$821.94

THIS IS NOT AN INVOICE